

Stead's Place/ Jane street

August 2008

Development Brief

Jane Street/Stead's Place 發展大綱

جین سٹریٹ / اسٹڈز پلیس ڈیولپمنٹ بریف

জেইন স্ট্রীট / স্টীডস প্লেইস উন্নয়ন করবার সংক্ষিপ্ত বর্ণনা

ملخص مستند تطوير شارع (Jane Street) / وشارع (Stead's Place)

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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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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 making 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 within 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 (Figure 1)

- 3.1 The study area of this development brief is between Bonnington Road, Leith Walk, Pilrig Park and residential streets off Great Junction Street. Jane Street and Tennant Street provide the main routes through the site. The site area is approximately 7.3 ha and comprises:
- A number of well-occupied purpose built business units within the Jane Street Industrial Estate, many which are owned and run by the Council.
 - A large industrial/warehousing site off Stead's Place.
 - A two-storey sandstone block along the Leith Walk retail frontage between Stead's Place and Jane Street, with retail units at ground level and office accommodation above.
 - A vacant two-storey purpose built office with a terraced surface car park.

- A recent Council-owned and run business centre on the corner of Bonnington Road and Tennant Street, known as the Bonnington Business Centre.
 - Housing on Bonnington Road and Tennant Street comprising 1970s terraced houses and traditional 4 - 5 storey tenement blocks.
 - Part of a former railway embankment and arches on Jane Street. The structure is up to 8m in height and forms a physical barrier between Jane Street and Stead's Place.
- 3.2 Figure 3 shows the main routes through the brief area. The existing routes provide access through the site from Bonnington Road to Leith Walk but there is no route connecting Great Junction Street to the brief area – this is shown as a likely desire line on Figure 3.
- 3.3 Access into Pilrig Park from the brief area is currently at two points:
- The pedestrian access to Pilrig Park from Leith Walk is not direct. The current route provides informal access via an industrial/warehousing area where natural surveillance is very limited.
 - The route from Bonnington Road, along Stanwell Street and into Pilrig Park. The route currently provides unattractive pedestrian access to the park and has poor natural surveillance.
- 3.4 The area has several notable features, which present opportunities or constraints to be addressed by development proposals (see Figure 2):
- The Leith Conservation Area adjoins the site to the north as it takes in Kirk Street and Junction Place. Within the site only the two-storey red sandstone block on the Leith Walk frontage is within the Conservation Area. The Leith Conservation Area Character Appraisal (2002) explains that five storey tenements are the predominant built form along Leith Walk and it is this continuity of form that makes this important route highly visible from vantage points across the city.
 - There is a presumption of safeguarding former railway alignments for use in the off-road path network, as set out in ECLP Policy Tra 12. Currently, the embankment ends in an abutment on Leith Walk with no way for pedestrians/cyclists to reach street level. An elevated route over Leith Walk is not possible due to the forthcoming tram infrastructure on the roadway and there is no connection to be made on the east side of Leith Walk.
 - There are no listed buildings within the site. However, on the corner of Stanwell Street and Bonnington Road stands the B-listed Bonnington Primary School and there are a number of other listed buildings on adjacent streets.
 - **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.**

Surroundings

3.5 The area's surroundings include the following uses (Figure 1):

- Pilrig Park adjoins to the west.
- 4-5 storey tenements to the east at Kirk Street, Junction Place and Pirrie Street.
- Modern flats to the south-west separated from the brief area by a retaining wall. Steps from the surface car park link the properties to the brief area and to a route through to Pilrig Park and onto Stanwell Street.
- Business and industrial use to the north of Bonnington Road.
- Leith Walk is designated as a Town Centre within the development plan.
- Tram route 1a runs along Leith Walk and the nearest stop is around 100m from Stead's Place/Jane Street.
- The Leith Community Treatment Centre is adjacent to the north of the site.
- Bonnington Primary School is adjacent to Stanwell Street.

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 (Figure 4a and 4b). Specific objectives for the brief area include:

- Establish a new street connecting Great Junction Street and Pirrie Street to Pilrig Park.
- Achieve attractive and safe pedestrian connections to Pilrig Park.
- Establish an appropriate mix of uses within the area 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 modern flexible small business space to meet needs in north-east Edinburgh.
- Provide a frontage to Leith Walk that complements the character of the Leith Conservation Area.

4.2 The brief has identified three distinct areas (Figures 4a and 4b). The principles for which these areas can be redeveloped to include non-employment uses are outlined in Section 5.

5 Development Principles

Streets and paths

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

- Extend Pirrie Street to Pilrig Park. The redevelopment of this area offers the long-term opportunity to create a direct route from Pilrig Park to central Leith and on to the Shore/waterfront area. This new section of street should be closed to motor vehicles at its northern end to prevent vehicle traffic from accessing Pirrie Street / Great Junction Street. Buildings along this street should create a frontage and be positioned to allow a vista south towards Pilrig Park.
- **A direct pedestrian/cycle route should be created between Junction Place and Jane Street. This will connect existing community facilities on Junction Place with the brief area and Pilrig Park.**
- Pedestrian and cycle access to Pilrig Park should be improved by introducing a direct and safe pedestrian/cycle route through Area A to link to Pilrig Park and to join the pedestrian/cycle path along Stanwell Place. This new path should also connect to the external stairs from the flatted development on Stead's Place. Two options for the route from Leith Walk are shown in Figures 4a and 4b and described in paragraph 5.3.
- Vehicular access to the site should be at the following points:
 - Tennant Street and Jane Street should remain as the principal access for vehicles into the site.
 - Stead's Place should be retained as the vehicular access point into Area A and to serve the retail frontage along Leith Walk.
 - Junctions should be improved where possible but the route of the tram on Leith Walk dictates that access into both Stead's Place and Jane Street from Leith Walk is left turn in and left turn out only.
- Stanwell Street should be extended as a longer cul-de-sac to provide access to residential and small business space created along the Stanwell Street frontage.
- 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.

5.2 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

5.3 All sites for new development will be required to include small business space to help meet the needs 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 concentrates new small business space on one or more of the sites while leaving the other sites 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.** Additional development principles for each of the three distinct areas identified on Figures 4a and 4b are outlined in paragraphs 5.4-5.6.

5.4 AREA A:

- Residential development is acceptable in principle, but other non-residential uses that complement the Town Centre should also be established.
- Retail use and other town centre uses should remain along Leith Walk. Proposals for the redevelopment of the Leith Walk frontage should seek to establish a building height that matches adjacent and opposite buildings. The demolition of the existing unlisted two-storey building may therefore be acceptable, provided the replacement building enhances or preserves the character of the area (ECLP Policy Env 4-5). New ground floor retail units could provide accommodation for a large foodstore or similar retailer if in compliance with the criteria outlined in ECLP Policy Ret 2 Town Centres.
- Hotel use would be acceptable in principle as the site meets the criteria outlined in ECLP Policy Emp 5 Hotel Development with regards to being an accessible location in Leith.
- Flexible small business space should be provided to partly replace lost industrial and office units. However, the Town Centre location of Area A and the opportunity to meet other Local Plan objectives such as hotel and retail development means that a significantly smaller provision of business space than is currently on site may be acceptable.
- There are two options for creating a direct and safe pedestrian route from Leith Walk to Pilrig Park shown in Figure 4a and 4b. :
 - Option A (Figure 4a): Create a break in the Leith Walk frontage to allow a direct route through Area A. In compliance with ECLP

Policy Des 4, the path should be incorporated into the layout of development using a comprehensive and integrated approach. The embankment should not be left as an unused space and should either be removed to create a larger area for development or incorporated into the development layout, for example as private amenity open space.

- Option B (Figure 4b): Use the embankment and arches for the route of the pedestrian path. **A ramp** or stairs would provide access to the embankment at the Leith Walk abutment or from somewhere further into the site.

5.5 AREA B

- A comprehensive plan to develop all of Area B, incorporating both the existing business premises along Tennant Street and the site of the office block, would allow flexibility for both sites in terms of layout and would present the opportunity to establish a frontage onto Tennant Street and the extended Pirrie Street.
- Around 2,000sqm of flexible small business space should be provided within Area B as a whole as replacement for the industrial units along Tennant Street. Proposals that come forward to develop smaller sites within Area B should make a significant contribution to meeting this floorspace requirement.

5.6 AREA C

- Replacement small business space could be developed at higher densities towards Bonnington Road at the centre and northern section of Area C. This could allow family housing with private open space to be developed towards existing residential areas around Kirk Street.

Building Form

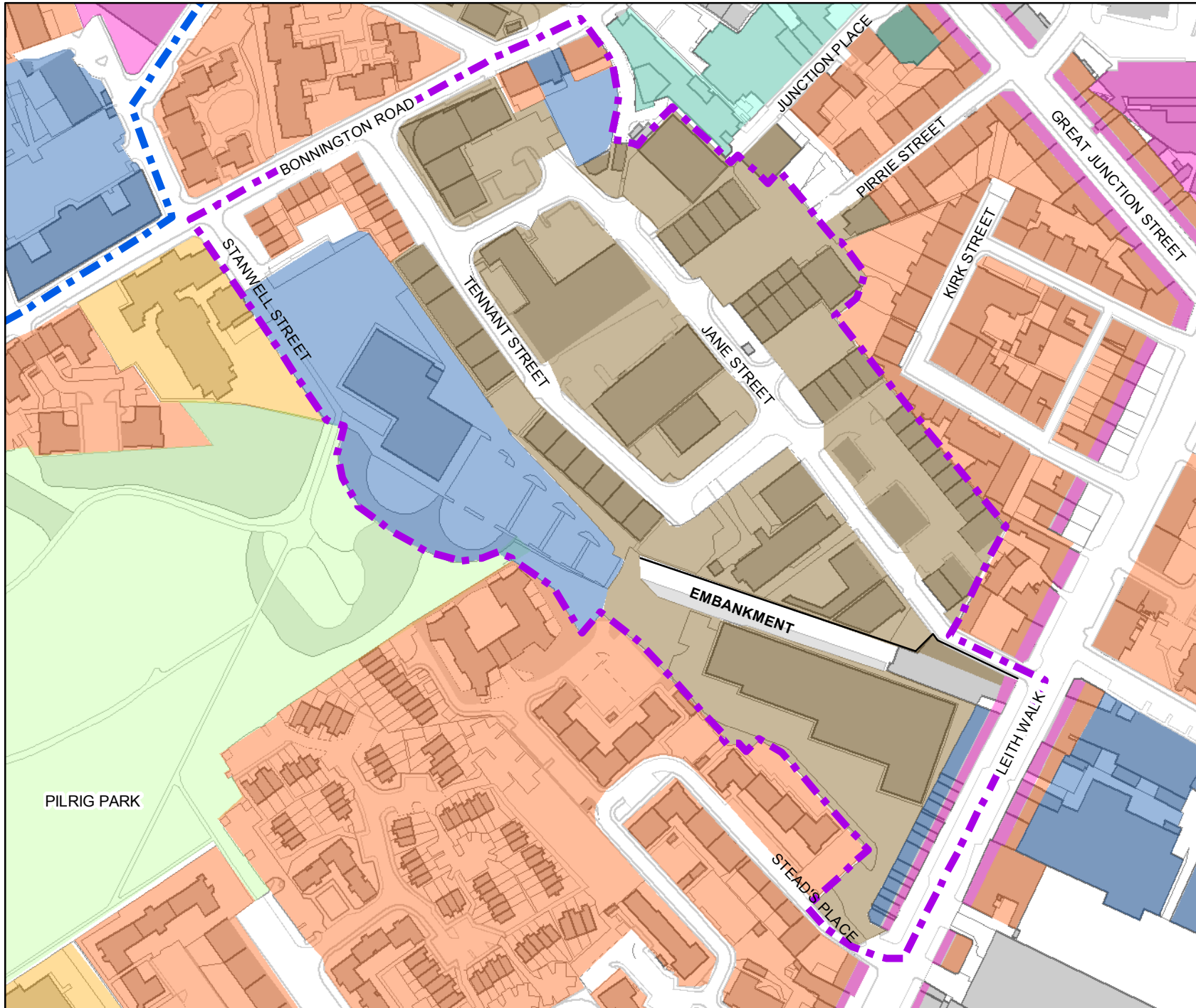
5.7 New development within all areas should accord with the following principles:

- 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.
- In compliance with ECLP Policy Hou 4 Density, certain higher density residential development that is in keeping with the characteristics of the surrounding area would be appropriate as the location is well served by public transport and local services.

- 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.
- **Exceptions in relation to building heights may be acceptable at appropriate locations if justified in terms of the policies contained in the Design Principles chapter of the ECLP.**
- 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.**
- New development adjacent to the Leith Conservation Area should integrate well with the established character, for example buildings adjoining Kirk Street.

6 Implementation

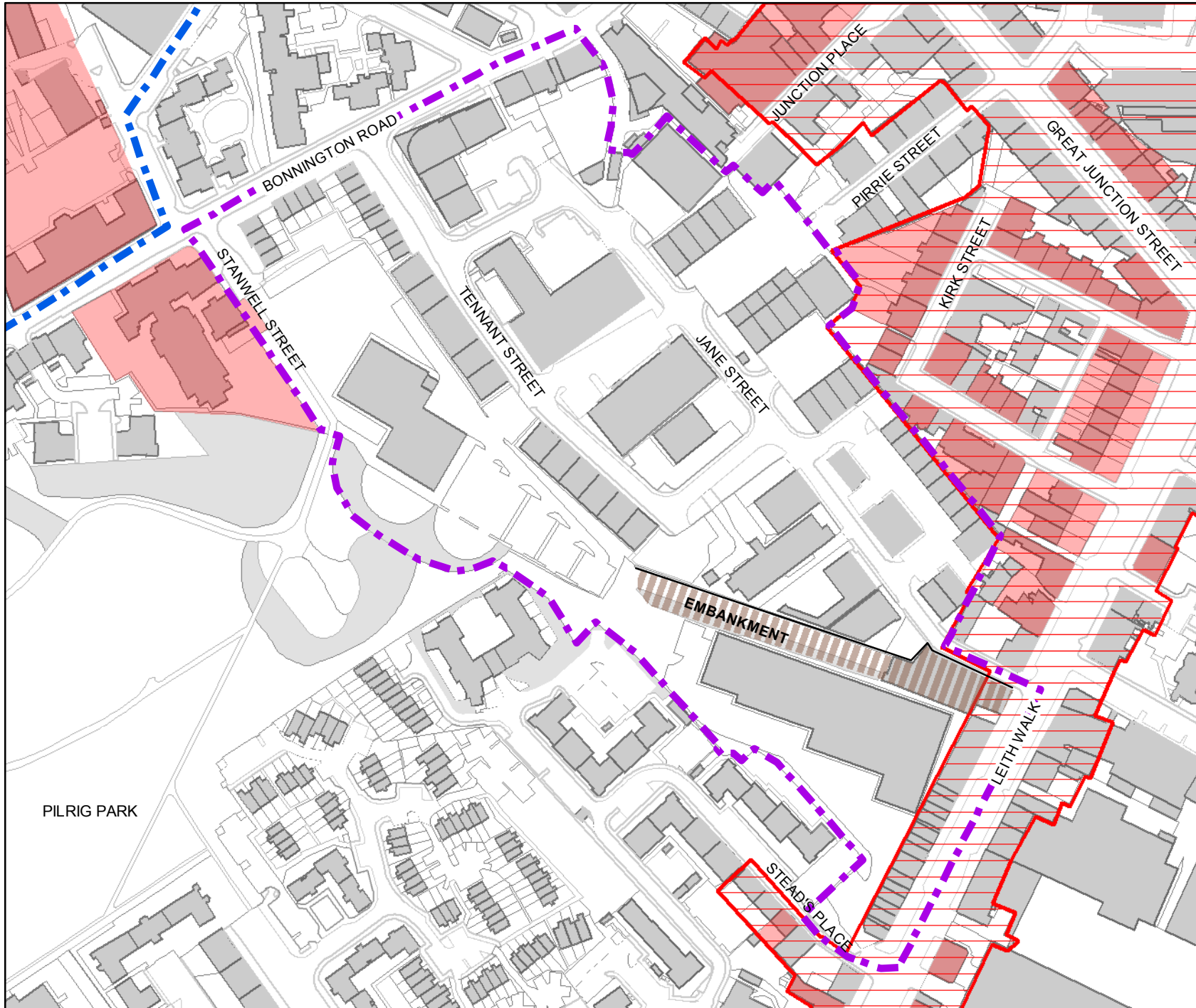
- 6.1 The potential impact of development on school capacity, transport, noise, water supply, drainage and archaeology should all be addressed in supporting information accompanying planning applications within the brief area.



- Study boundary
- Office
- Industry / Storage & Distribution
- Residential
- Shop / Service
- School
- Health/ Community Uses
- Church
- Open Space
- Bonnington development brief boundary

1:2,500





- Study boundary
- Leith Conservation Area
- Listed building
- Embankment

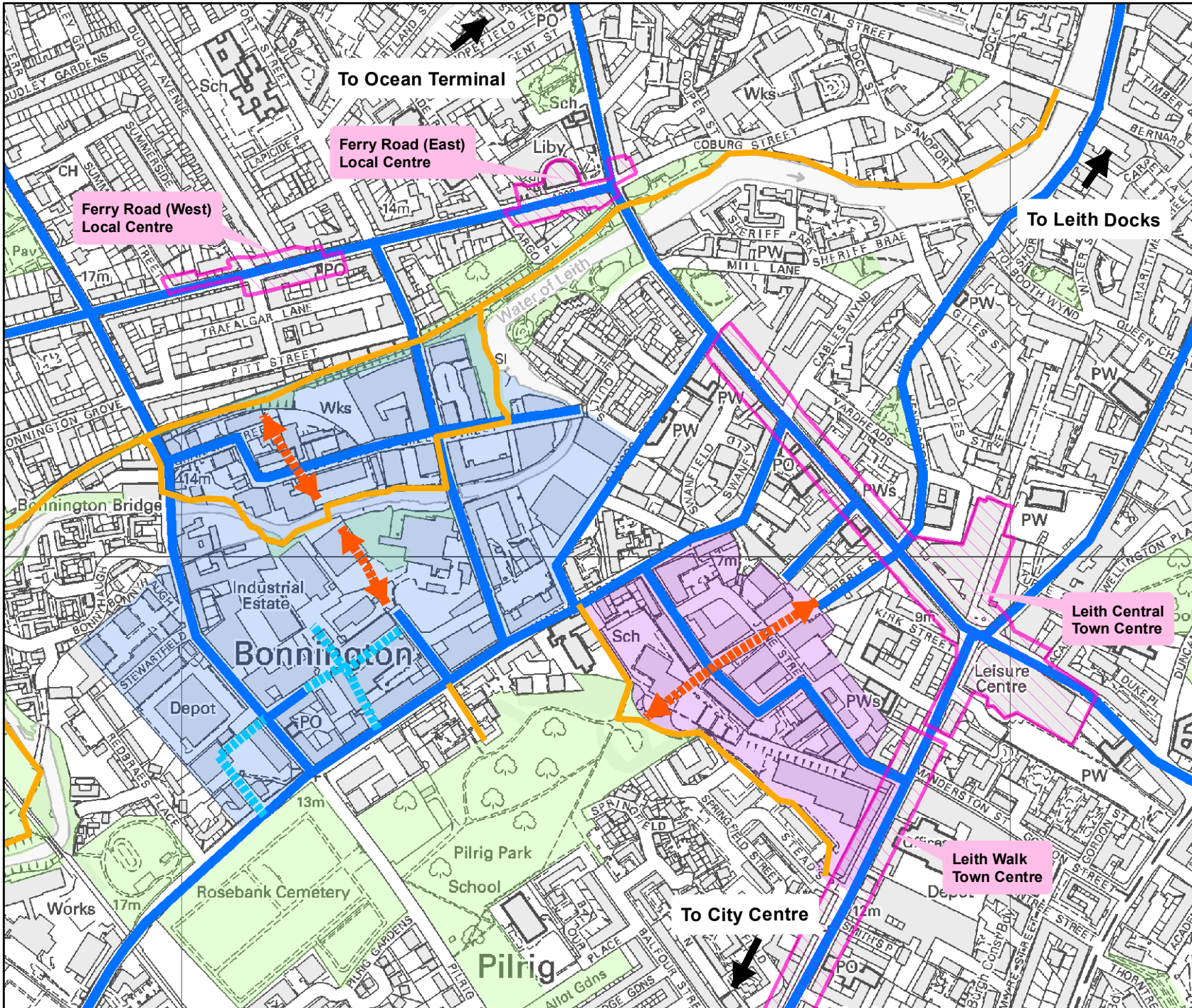
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Steads Place/Jane Street Development Brief

Surrounding Routes (Existing & Desire Lines)

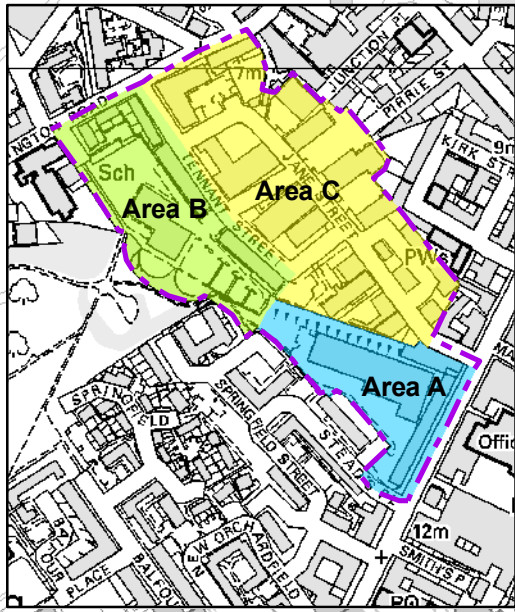
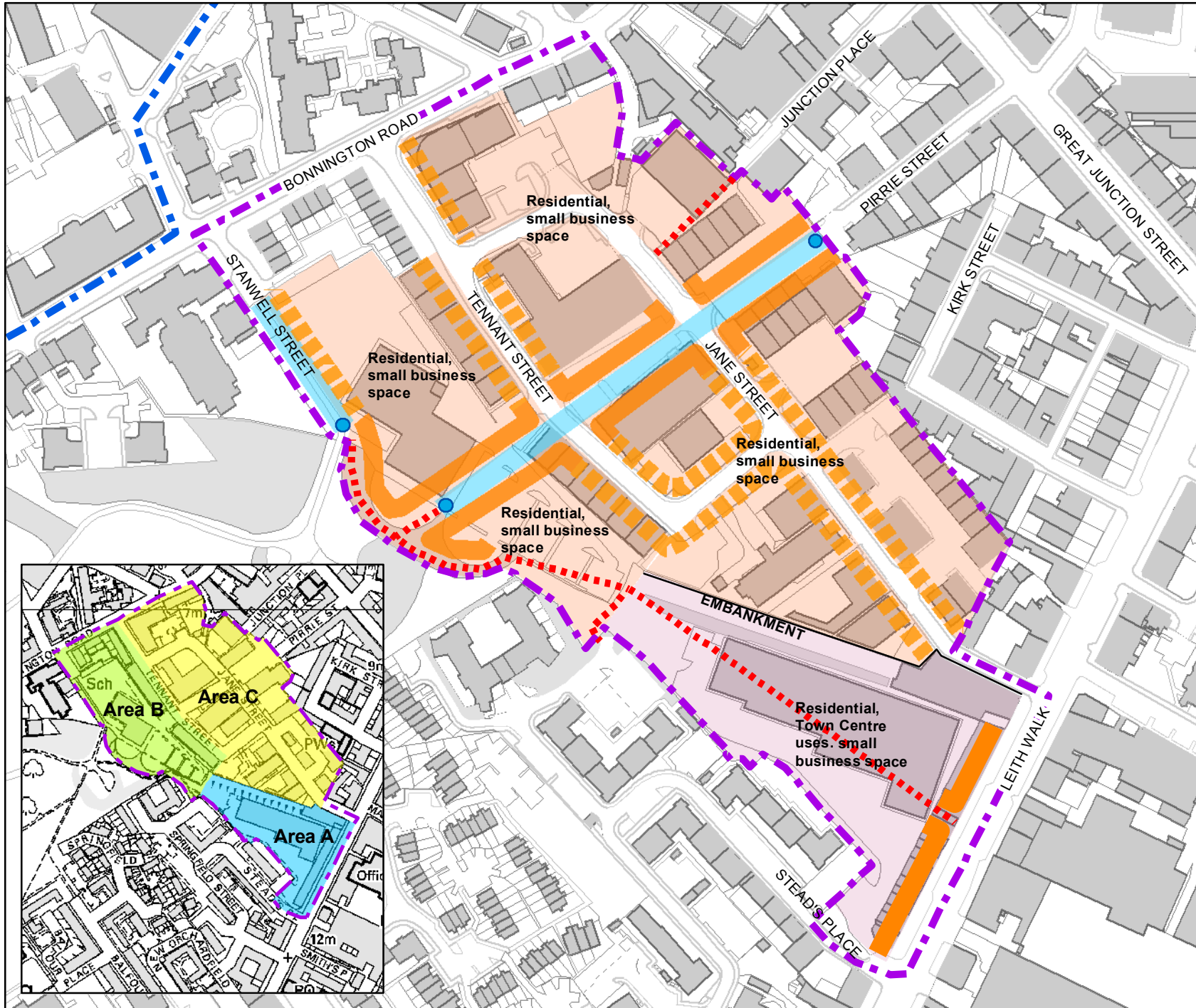
Figure 3










- 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

1:6,500

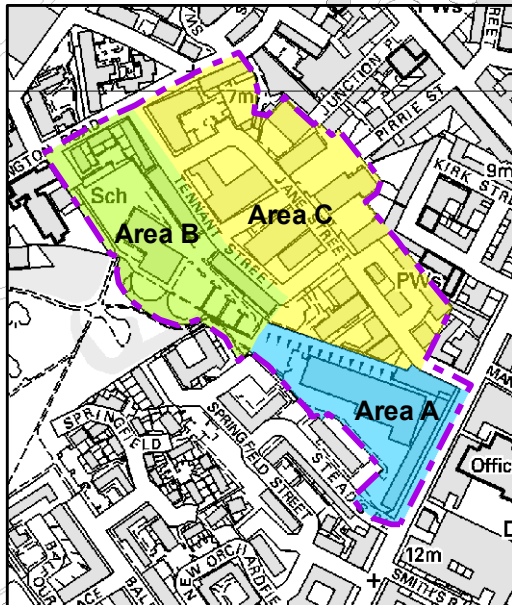
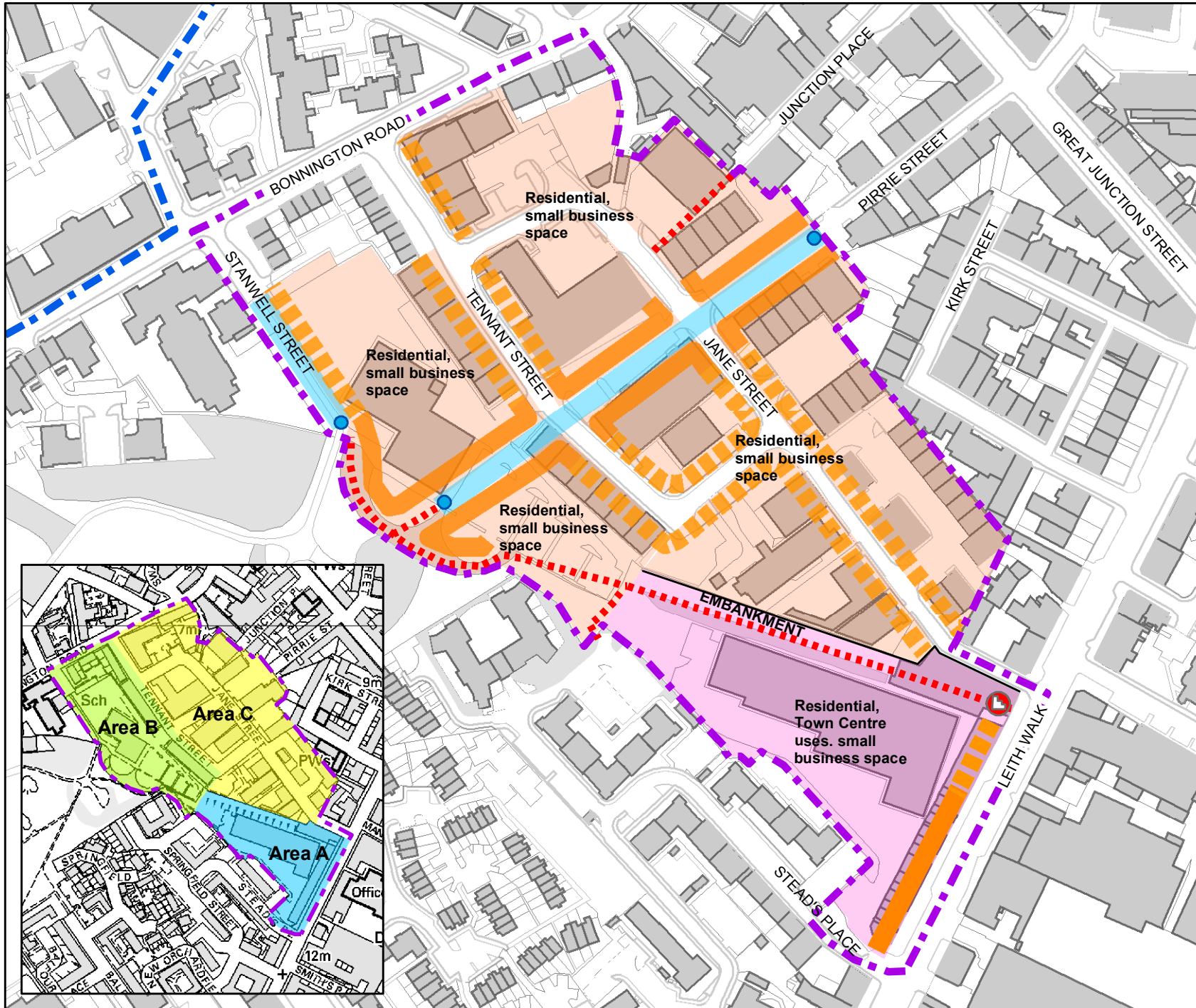












-  Study boundary
-  Important frontage (unbroken)
-  Important frontage (potential for side street access)
-  Proposed street
-  Proposed pedestrian/cycle route
-  Closed to through traffic
-  Bonnington development brief boundary

1:2,500





-  Study boundary
-  Important frontage (unbroken)
-  Important frontage (potential for side street access)
-  Proposed street
-  Proposed pedestrian/cycle route
-  Closed to through traffic
-  Bonnington development brief boundary
-  Potential ramp/steps

1:2,500



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

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Produced by the City Development Department, Planning and Strategy, August 2008

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