

Salamander Place

April 2007

Development Brief

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THE CITY OF EDINBURGH COUNCIL

Salamander Place 發展簡述

سالامانڈر پليس كى تعمير نو كا خلاصه Salamander Place

سالامانڈر پليس ڈیভیلپمنٹ - এর সংক্ষিপ্ত বিবরণ

ملخص تقرير تطوير منطقة (سالماندار پليس) Salamander Place

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1 Introduction

1.1 This development brief sets out planning and design principles to guide development east of Salamander Place in Leith.

1.2 The development brief area (referred to as 'the area') is identified as a key part of the Leith Waterfront Area of Change in the finalised [Edinburgh City Local Plan](#) (ECLP, March 2007). **The ECLP should be referred to when reading and using this development brief.**

1.3 Other documents which should be referred to when preparing or assessing proposals for new development include:

- [North East Edinburgh Local Plan](#) (1998, altered 2004)
- [Leith Docks Development Framework](#) (February 2005)
- [Leith Conservation Area Character Appraisal](#) (April 2002)
- [Edinburgh Standards for Urban Design](#) (August 2003)
- [Edinburgh Standards for Sustainable Buildings](#) (October 2006)
- [Edinburgh Standards for Streets](#) (November 2006)
- [Small Business Study](#) (July 2005)
- [Small Business Premises Design Study](#) (August 2006)
- DQ Guidelines, including the [Daylighting, Privacy and Sunlight](#) Guideline (October 2002) and the [Community Safety Guideline](#) (January 1999).

Proposals are also likely to be assessed against the forthcoming Edinburgh Standards for Housing.

2 Description and Analysis of Brief Area and Surroundings

Area Description

2.1 The area lies eastwards of Salamander Place and is bounded by Leith Links to the south, Salamander Street to the north, and Seafield Place to the east. It covers approximately 13.6 hectares. The area currently contains the following (**Figure 1**):

- Existing housing, primary school and allotments, which are all included within the brief area because new development should generally fit well with them.
- Whyte and Mackay bottling plant (approximately 5.7 hectares), currently owned by Teague Developments Ltd, and available for redevelopment.
- Various business, industrial, scrap, storage and distribution, and bulky goods retail uses along Salamander Street.
- A cricket pavilion and a bowling green.

2.2 The area includes several notable features, which present opportunities or constraints to be addressed by development proposals. These are (**Figure 2**):

- Listed buildings at 2-4 Links Gardens and 35 Salamander Place with boundary walls and railings (B-listed).
- Listed Buildings at 6-9 Links Gardens and 1 Links Gardens Lane (B-listed).
- A stone memorial marking the site of an original hole and tee of the 18th Century 5-hole Leith Links golf course, which should be marked by public art provided as part of new development.
- A Victorian sewer chimney and an underground sewer pipe, still in use. These present a minor constraint to be addressed by new development.
- Potential for archaeological remains, due to the area's past role as prehistoric and medieval shore line, historic access route into the medieval town of Leith, location of the 16th and 17th Century sieges and area of early industry since the 18th Century.

Surroundings

- 2.3 The area's surroundings include the following uses (**Figure 1**):
- (To the west) modern residential development and older office and light industrial uses.
 - (To the south) Leith Links.
 - (To the east) a listed public house and housing beyond.
 - (To the north) various business, industrial and storage and distribution uses, and a single tenemental building on the corner of Bath Road.
- 2.4 The character of the parts of Leith Conservation Area within and near the area is defined by 4- and 5-storey tenements, mews (some used by small businesses), and, to the south and east of Leith Links, villas. The relevant Character Appraisal identifies the western side of Leith Links as being surrounded by a continuous line of 4-storey buildings of good architectural quality which provide a strong edge to the park (see also **Figure 3**). It identifies the bottling plant buildings to the north of the Links as an intrusive feature.
- 2.5 The principles and proposals set out in the Leith Docks Development Framework (LDDF) for the land directly to the north of the area are intended to create the following (**Figure 3**):
- New streets: the eastward extension of Ocean Drive to form a continuous major east-west traffic route, the southwards extension of Albert Road to Salamander Street, and 3 new routes running northwards from Salamander Street into the docks area.
 - Public realm improvements along Salamander Street (made possible by its replacement as the main east-west traffic route) and Salamander Place (as part of its new role as a key pedestrian and cycle route into the docks area).
 - A new linear park with playing fields.
 - A mix of land uses to the west of the new park: this location is well-placed for any educational or community uses to be used by

residents of the existing and waterfront areas of Leith; small business and light industrial uses are sought further northwards.

- New small industrial units to the east of the new park.
- Building heights limited to 5 residential storeys, similar to the height of the existing tenemental building on Bath Road.
- In housing proposals, a wide range of housing types including a target of 30% family housing with 3 or more bedrooms, private external space, generous storage space and easy access to ground floor.

Future Role of Brief Area

2.6 Located between the established area of Leith Links, and the proposed development in Leith Docks, the potential future role of the area is to:

- (In the west) extend the existing mix of uses to the south (predominately housing, with some small business space) northwards to Salamander Street.
- (In the centre) extend Leith Links seawards, incorporating and potentially extending the allotments, and providing new parkland and playing fields to help meet the needs of Leith's growing population.
- (In the east) provide sites for new small industrial units, currently in short supply in the city, and compatible uses.

2.7 The layout, public realm design and building forms of new development in the area should also take account of:

- Existing pedestrian routes and likely future pedestrian desire lines (**Figure 3**).
- Important existing and potential views (**Figure 2**).
- The opportunities to carry out major public realm improvements along Salamander Street and Salamander Place.

3 Development Principles

Streets

3.1 New development should create new primary streets as follows (**Figure 4**):

- Connecting Links Gardens northwards to Salamander Street, with potential to extend further into Leith Docks. This new street should be closed to motorised vehicles at its south end, to prevent through-traffic between Links Gardens and the new street network. This street could curve or kink to fit within the current pattern of land ownership immediately south of Salamander Street.
- Extending Albert Road (as proposed in the LDDF) south of Salamander Street, running along the west edge of the proposed seaward extension of Leith Links, before turning west towards

Salamander Place. This street will necessarily run across several boundaries in the current pattern of land ownership, and may therefore have to be delivered in several phases.

- Extending Salamander Yards and the existing off-road cycle route westwards to the park extension, to be continued as a path or paths through the new park. New parkside streets running north and south should be created in order to provide active frontages overlooking the east side of the park extension, enhancing community safety.

3.2 New development should also create new secondary streets as part of a well thought out and integrated perimeter block layout. These side streets are not shown on Figure 4, as their position and route should be conceived in a more detailed design process.

3.3 Within the larger blocks created by this new street network, there is an opportunity to create at least one mews street. It could be lined with small business units below residential units, for example using the design concepts presented in the Small Business Premises Design Study. Other ways of integrating small business units into the layout of the western section may also be appropriate.

3.4 In association with new development, the following changes will be sought:

- Wider pavements on Salamander Street.
- New controlled or uncontrolled crossing points on Salamander Street.
- Additional bus halts on Salamander Street.
- Pavement and road redesign on Salamander Place, to be conceived as part of a longer key route through the docks area.

More detailed proposals for public realm improvements on these streets should be included in planning applications,

3.5 New development should create street frontages which accord with the following principles:

- Access to residences should be predominately from the street, with 2 metre deep private front gardens and main door access for ground-floor dwellings.
- Ground-floor commercial and business units should have a 2 metre (minimum) deep visually defined area to accommodate external business activities such as outdoor seating, or loading bay areas of an appropriate size.
- Building layout should clearly divide public streets from private open space to the rear. Private shared open space fronting on to streets or other public areas is generally not appropriate, as it reduces clarity over ownership of open space.

- 3.6 Particularly important street frontages will be those on:
- Salamander Street.
 - Salamander Place.
 - The new street running along the west edge of the new park, which should have continuous building lines providing a strong edge to the park.
 - The northwards extension of Links Gardens.
- 3.7 Streets and spaces should display a simple, clutter-free design which uses high quality materials and helps create a legible environment and a distinctive sense of place. Shared surfaces and other elements of the 'home zone' concept may be appropriate in new secondary streets.

Mix of Uses and Housing Types

Western section

- 3.8 New development should be predominately housing with some small business space and include a range of house types and sizes, including the following:

- 30% family housing with private external space, front door access to the street and sufficient internal floorspace, including storage space, to accommodate the general requirements for family living. This should be provided in a mix of the following house types, spread across the western section:
 - flats and maisonettes, mostly on the ground-floor.
 - terraced houses.
- The remaining 70% housing should consist of upper-floor flats or mews with either balconies or terraces, or at least 10 square metres private shared open space per flat.

Housing mix, space standards and private individual and private shared open spaces will likely be required to fit definitions provided in the Edinburgh Standards for Housing. Affordable housing should be provided in accordance with ECLP Policy Hou 7, and should consist of the same proportions of different house types and sizes as the market housing.

- 3.9 New development should also include the following non-residential uses in appropriate locations:

- Ground-floor commercial units capable of use as shops or other commercial or community uses appropriate to a predominately residential area including food and drink establishments, offices and light industrial uses.
- Small business units, potentially provided under mews dwellings as described in paragraph 3.3, or in other appropriate forms.
- Other appropriate non-residential uses which may be informed by changing market demand.

Central section

- 3.10 An implementation and landscape design study for the proposed seaward extension of Leith Links has been commissioned separately to this development brief. That implementation and design study will aim to show how the existing allotments could potentially be expanded, but will also identify proposals to create new pedestrian/cycle links from Leith Links seawards through the new park, which will inevitably require the relocation of some allotment plots.
- 3.11 Figure 4 shows the area of new allotments to be provided, which will result in a net increase. The new allotments should be ready for use before work commences on the new pedestrian/cycle links and the associated loss of plots at the east and west ends of the existing site. The topsoil in the area of new plots should be of suitable quality for cultivating food (e.g. British Standard *BS:3882 1994*). The boundary of the whole allotment site should be designed as part of the park extension landscape study and should enhance site security and visual amenity. Limited provision for short-stay vehicle loading/unloading space could be created at the new allotment site's north-west or north-east corners, from the new streets described in paragraph 3.1.

Eastern section

- 3.12 New development to the east of the proposed new park should be restricted to business, industrial, storage and distribution and compatible uses. Particular priority should be given to provision of small light and general industrial units. Further retail development here will be restricted to that ancillary to storage and distribution uses. Figure 4 identifies an opportunity for a small park-related building on the east side of the park extension. This could accommodate allotment facilities or sports-related facilities. A facility which brought weekend and evening activity to this side of the park extension would contribute to community safety.
- 3.13 The layout and design of any new development in the eastern section should contribute to placemaking objectives by:
- Providing strong edges to the new park, Leith Links, Salamander Street and Seafield Place, for example by presenting 3 or 4 storey frontages parallel to the street or park edge.
 - Creating active frontages to the proposed westwards extension of Salamander Yards and the new park.
 - Contributing to a legible urban form which fits well with surrounding routes and buildings.

Building Forms

- 3.14 Building heights in new development should accord with the following principles:

- A general building height matching that of the existing and approved buildings at Links Gardens and Salamander Place, with exceptions as stated below.
 - 'Marker' buildings of up to 7 residential storeys at significant places in the area, for example along the edge of the new park.
 - 3-storey terraced houses in at least two separate locations in the western section (see paragraph 3.8)
 - 2-storey mixed use mews street, as described in paragraph 3.3.
 - Compliance with the *Daylighting, Privacy and Sunlight* DQ Guideline.
- 3.15 Provision for car parking in new development should be designed to allow active frontages to be created on street and other public frontages, and private individual and private shared open space to be created within perimeter blocks. This will likely require underground parking provision, with cultivatable landscaped decks above, or significantly reduced levels of parking provision. A potential exception to this general principle may be made for small light industrial units in the western section, which will likely require direct loading and parking access. Controlled visitor parking should be provided for on-street.
- 3.16 New development should comply with the levels of sustainable building design, construction and operation set out in the Edinburgh Standards for Sustainable Building.

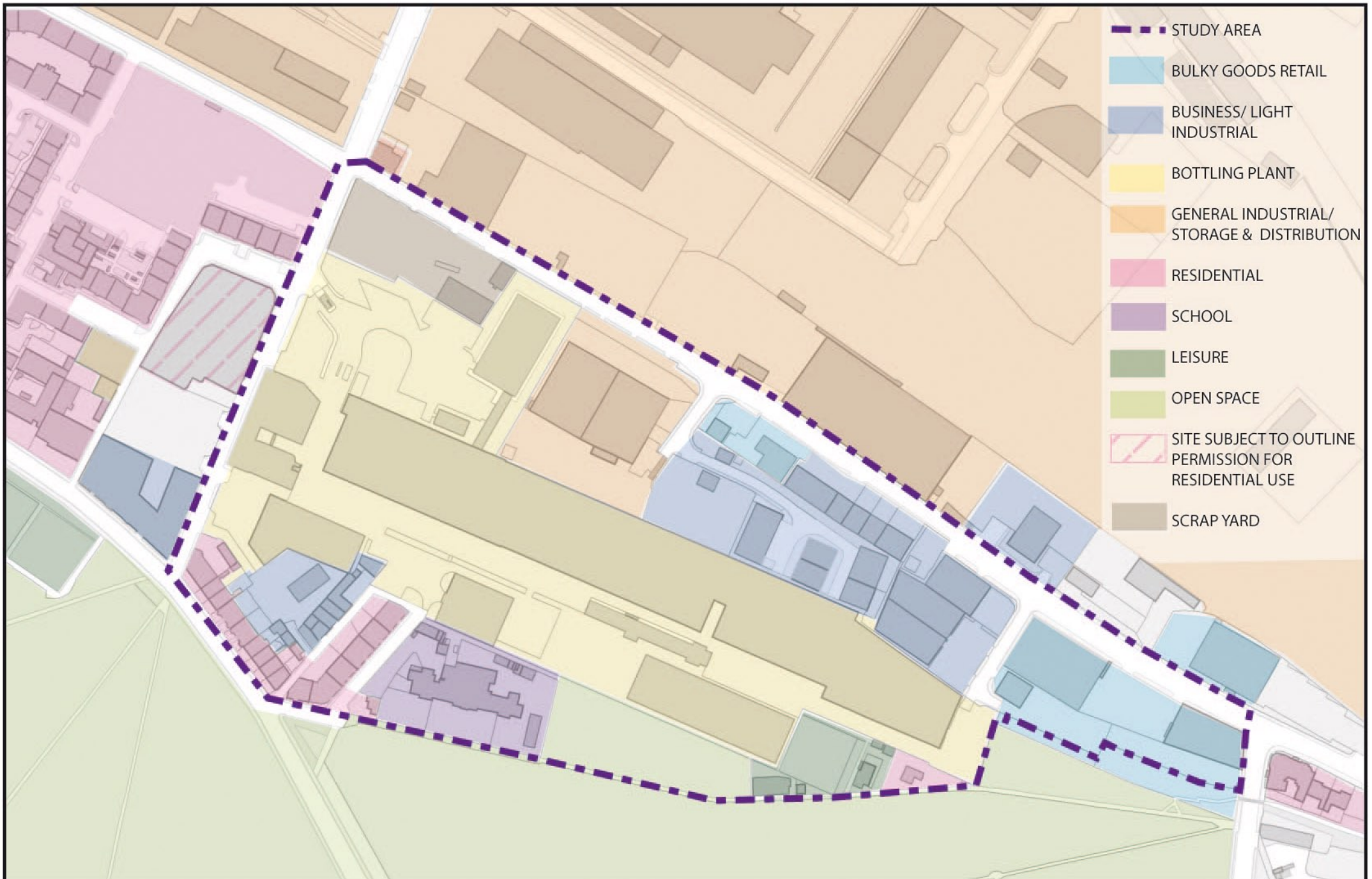
Development Content

- 3.17 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 documents identified in Section 1. The eastern section of the former bottling plant site is around 0.5ha, and so could provide around 1,500m² of business floorspace in conventional small industrial unit form. This amount of business floorspace, designed to accommodate light industrial uses, will therefore be expected as part of the redevelopment of the former bottling plant site as whole, in accordance with Policy Emp 4 of the finalised ECLP.

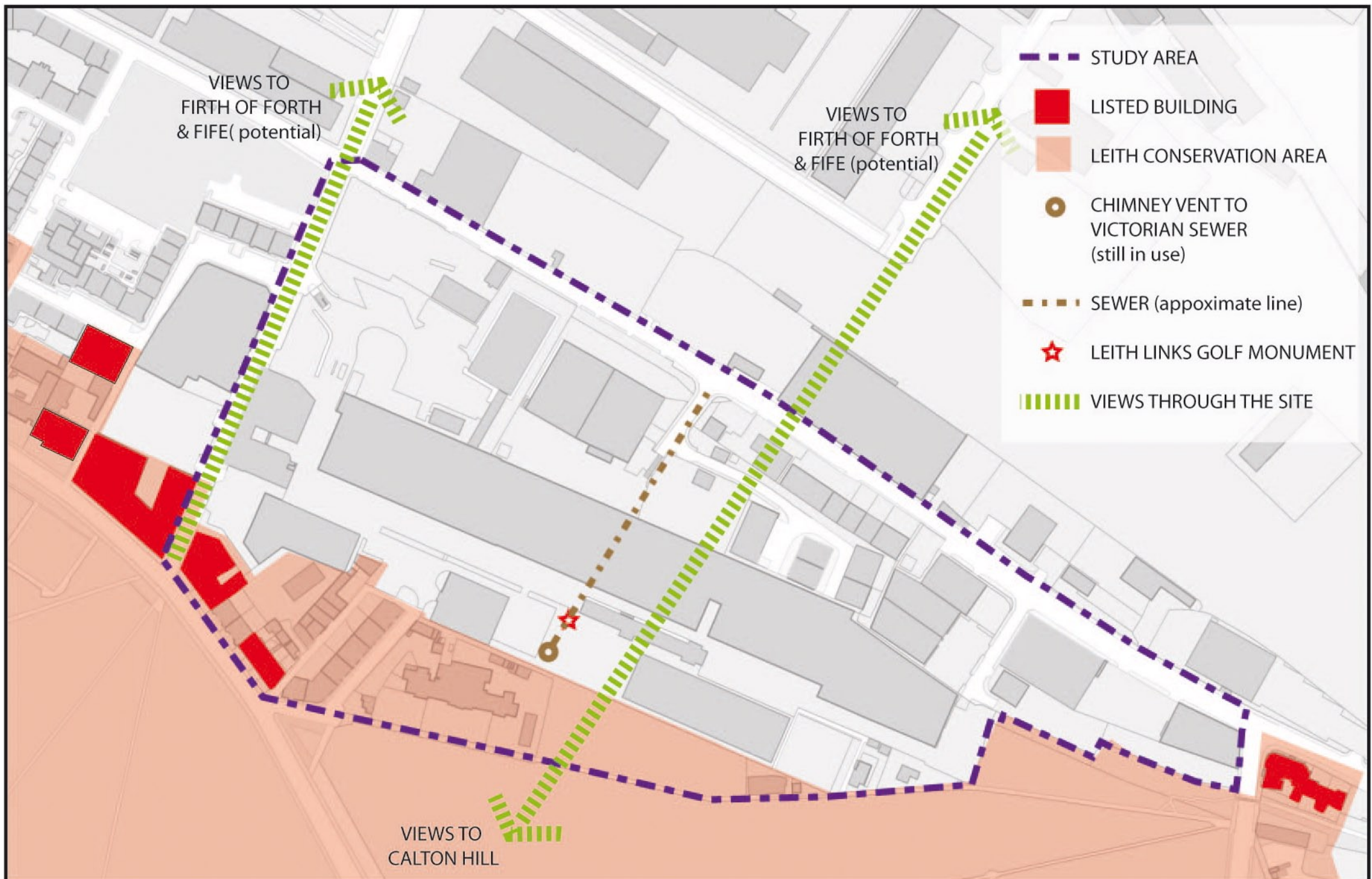
4 Implementation Process

- 4.1 A significant amount of preliminary public consultation was carried out by Teague Developments Ltd prior to the preparation of the draft development brief, including public meetings in early-2005 and mid-2006. Those meetings indicated that the local community would broadly support the principle of redeveloping the area for mixed use purposes. A public meeting organised by Leith Links Community Council and the Council's Planning & Strategy service was held in St Mary's Primary School on 22 February 2007. The comments made then have informed the finalisation of this brief.

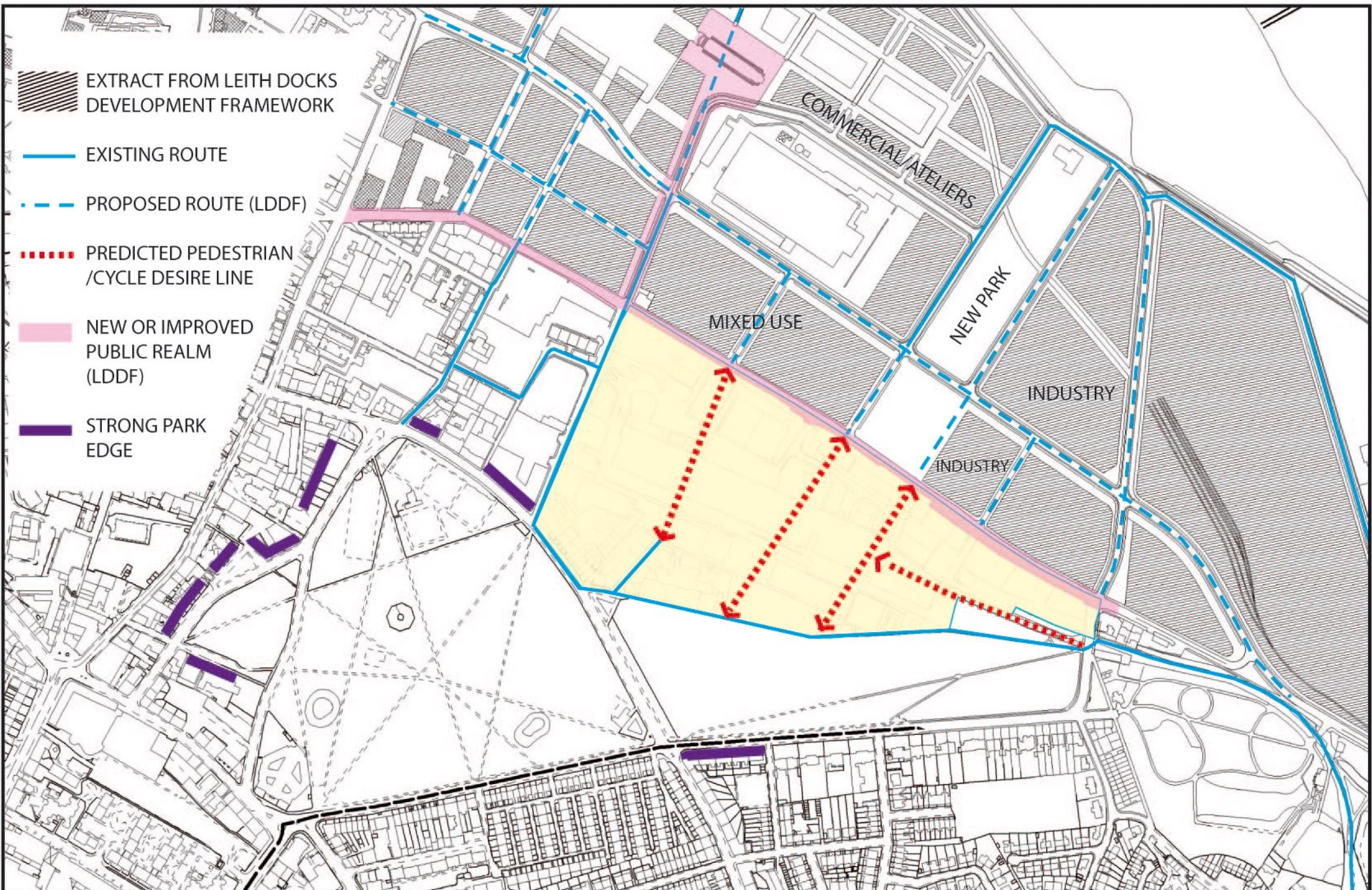
- 4.2 Constraints presented by ground contamination, flood risk and the sewer identified in paragraph 2.2 have been assessed in outline and are not considered to present fundamental obstacles to the uses and layout proposed in this brief. The potential impact of development on school capacity, transport, air quality, noise, water supply and drainage should all be addressed in supporting information accompanying planning applications within the brief area.
- 4.3 Detailed planning applications will be expected for development within the brief area. Applicants will be required to demonstrate how their proposals comply with the principles in this brief, and with the provisions of the documents identified in Section 1.
- 4.4 Developer contributions to essential infrastructure such as the tram and schools, and public realm works will be calculated and agreed at the planning application stage.
- 4.5 In the case of the development of the former bottling plant, a combination of conditions and planning agreements will be applied to any planning permission to ensure that the family housing (including terraced houses), the affordable housing, the relevant portion of the park and the small business units are delivered at the appropriate stage during the site's development programme, prior to the later phases. If appropriate, development of small business units could be carried out by the Council if given the opportunity to acquire the relevant land at a nominal consideration for this purpose.
- 4.6 The Leith Links Seaward Extension is likely to be delivered in several stages, over a period of 20 or more years, in step with the wider growth of Leith waterfront. The implementation and design study referred to in paragraph 3.10 will show how individual sections of the park extension can be established in the short-term, for example the southern section within this brief area.
- 4.7 The northern section of the park extension within this brief area is only likely to be acquired once there are alternative sites available further east for businesses to relocate to. During consultation on the draft brief, several small industrial and storage businesses identified the importance of eastern Leith as a convenient location from which to serve Leith and central Edinburgh. The finalised ECLP proposes an area of new industrial and storage buildings to the north of Salamander Street and east of the park extension (Proposal BUS 3). This would provide a suitable alternative location for many of the businesses affected by the park proposal. These issues will need to be considered in the Implementation and design study.



SALAMANDER PLACE DEVELOPMENT BRIEF - FIGURE 1 - AREA BOUNDARY & CURRENT USES

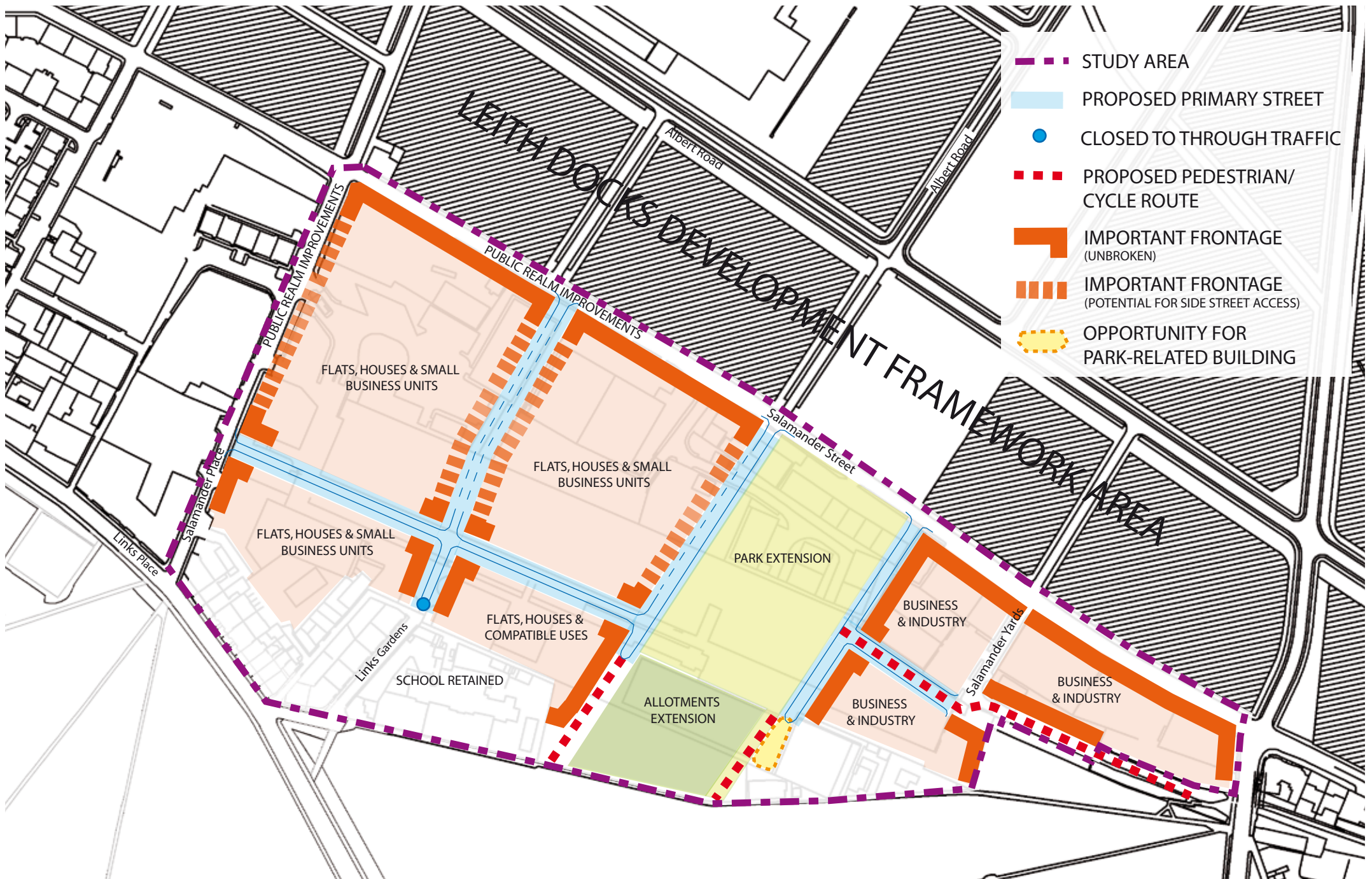


SALAMANDER PLACE DEVELOPMENT BRIEF - FIGURE 2 - HISTORIC ENVIRONMENT



SALAMANDER PLACE DEVELOPMENT BRIEF - FIGURE 3 -

SURROUNDING ROUTES (EXISTING & PROPOSED) & DESIRE LINES



SALAMANDER PLACE DEVELOPMENT BRIEF - FIGURE 4 - PROPOSED STREETS & USES

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

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