

Appendix 1

Place Brief. National Collections Facility (NCF site).

Contents

1.0 Purpose

2.0 Location and Proposal

3.0 Vision and Aim

4.0 Placemaking Principles

5.0 Conclusion

Plan 1 Location Plan

Plan 2 Placemaking Principles Diagram

Plan 3 Key Views

1.0 Purpose

1.1 A Place Brief is a set of high level principles which shape the future development of a site. The brief has a place-based approach and incorporates the views and aspirations of the local community. The format of the brief is innovative in as much as it specifically addresses the six placemaking criteria underpinning the Scottish Government policy documents; Designing Places, Creating Places and Designing Streets. The six criteria are:-

- Distinctive
- Safe and pleasant
- Welcoming
- Adaptable
- Resource efficient
- Easy to move around and beyond.

1.2 The process involves two stages: firstly, the gathering of community views- which could be done through a Place Standard exercise. Secondly, the brief will be written around the six placemaking criteria and incorporates the outputs from the first stage.

1.3 This brief has been prepared collaboratively by the Council and National Galleries of Scotland with considerable input from the local community and other stakeholders. Comments submitted during and following community engagement events have been recorded and can be viewed in Appendix 2 or the report to Committee on 19 May 2016 (add link).

1.3 The Place Brief will form non-statutory planning guidance. It will be used by National Galleries Scotland to develop proposals for a National Collections Facility at Granton

Waterfront and by the Council, as a material consideration, in determining future planning applications.

2.0 Location and Proposal

2.1 This Place Brief has been prepared to guide the redevelopment of a site at Waterfront Avenue, Granton (Plan 1) for a National Collections Facility (NCF). The brief relates to the main development site owned by the National Galleries of Scotland and a wider development area bounded by Waterfront Avenue to the north, West Granton Road to the south and east and Waterfront Broadway to the west. The brief identifies design and placemaking criteria to guide development proposals on the main site. Consideration is also given to the wider development area to promote good placemaking beyond the site boundary.

3.0 Vision and Aim

3.1 The vision for the main development site is for a visitor destination which will contribute to the regeneration of Granton, through the provision of social amenities, employment opportunities, cultural activities and economic stimulus. The NCF will also provide a gateway to the working world of museums, galleries and archives for the Granton community. The aim of the Place Brief is to set high level development principles to help realise this vision. NGS is expected to submit a Proposal of Application Notice (PAN) and then detailed planning application for the proposed NCF on the main development site.

3.2 A further aim of this Place Brief is to consider the relationship between the main development site and the wider area. The brief identifies opportunities to enhance the setting of the NCF site and improve linkages between it and the wider area. The wider site is in various ownerships and development proposals are likely to come forward in separate applications over different time periods.

4.0 Placemaking Principles

The following principles should be used to guide future development within the main development site and the wider area. Where possible, these principles have been illustrated on Plan 2.

Distinctive

4.1 Main Development Site

- The development of this site by NGS for the purpose of a National Collection Facility (NCF) is supported. An indicative building footprint is shown on Plan 2.
- A well designed public space should be created between the NCF building and the existing cycle/footpath known as The Walk.
- Opportunities for public art within the site should be explored, in particular at the main entrance to the building to create a sense of arrival.

- The Madelvic Car Factory, in the north eastern corner of the site, is B listed and is important to the heritage of the area. Options for its future use should be considered carefully in discussion with the Council and Historic Environment Scotland.
- Key views into the site are shown on Plan 3. A Design Statement should be submitted as part of the planning application and this should demonstrate how these views have been taken into account in the preparation of the development proposals.
- Key views from the site should be identified through a site analysis submitted as part of a supporting Design Statement. For example, the north elevation could take advantage of views towards the Firth of Forth.
- Ecological understanding of the site and its context should inform the design.

4.2 **Wider Area**

- Development on land between Waterfront Broadway and the National Museum site should relate positively to the Walk. The proposed green space immediately to the north west at the Walk should be designed to create strong physical and visual links with the public space to be created as part of the NCF development.

Safe and Pleasant

4.3 **Main Development Site**

- All pedestrian routes and cycle paths should be clearly defined.
- Natural surveillance of public routes should be incorporated.
- All footpaths leading to the building should be well lit with frequent points of access.
- Security measures should not detract from the appearance of the development.
- The public space and enhanced green space within the site should be well designed. A multi-disciplinary team of designers should be appointed.
- A simple pallet of high quality materials should be used in the building and external spaces.

4.4 **Wider Area**

- All pedestrian routes and cycle paths leading to the NCF site should be clearly defined and well lit, with frequent points of access and natural surveillance.

Welcoming

4.5 **Main Development Site**

- The main public access to the building should create a sense of arrival with appropriate signage and landscaping. It is anticipated that this will be created on the west elevation with access onto the public space.
- The north and east elevations should also be well designed to create an attractive frontage to the wider area.
- The public space could include a small separate building in the south west corner to provide shelter from the elements and community/visitor facilities. This should positively address The Walk and the public space.

- Servicing arrangements should be unobtrusive and not compromise the pedestrian/cyclist experience.
- Any planting scheme should provide seasonal interest and maximise biodiversity. The design of the boundaries of the site should be carefully considered to create appropriate edges.

4.6 **Wider Area**

- The West Granton Road edge should be improved through the provision of additional landscaping and enhancement of the existing landscaping and boundary.
- Consideration should be given to enhancing the boundary between the NCF site and the site owned by the National Museums of Scotland.

Adaptable

4.7 **Main Development Site**

- The proposal should create a visitor destination incorporating flexibility and adaptability. This should include educational and research facilities. Whilst a large proportion of the building will be needed for collection care purposes, efforts should be made to maximise public access where possible.
- Within the publically accessible parts of the building and outdoor areas, consideration should be given to the provision of useable amenity space which can be made available to the wider community.

4.8 **Wider Area**

On neighbouring sites, the creation of a series of individual buildings or mixed use developments and external spaces will provide a place which can adapt to future needs and opportunities.

Resource Efficient

4.9 **Main Development Site**

- The design of the building and materials used in its construction should be sustainable. Innovative creative SUDs solutions within the hard and soft landscaping should be designed and green roofs encouraged.
- Good quality hard and soft landscape materials and features should be specified throughout the public realm to minimise the need for replacement in the long term.

4.10 **Wider Area**

Housing led mixed use development is supported to make efficient use of brownfield sites.

Easy to Move around and Beyond

4.11 **Main Development Site**

- There is a considerable change in levels between West Granton Road to the south and the site. Proposals should demonstrate how pedestrian and cycle linkages to the south of the site can be achieved.
- Strong pedestrian links should be made with the Walk.
- There are two possible vehicle access points – one from Waterfront Avenue and one from Granton Park Avenue.
- Appropriate car and cycle parking for a visitor destination of this scale should be agreed with the Council. Over provision of car parking should be avoided in the interests of promoting accessibility by walking, cycling and use of public transport.
- Proposals should seek removal of existing barriers to permeability and sustainable travel.
- Signage should be designed as integral to the overall concept.

4.12 Wider Area

- Proposals should minimise conflict between vehicles and pedestrians and cyclists.
- Maximise opportunities for off road cycle routes.
- Permeability for pedestrians and cyclists should be improved.
- Strong links should be made with the footpath and cycle routes already established.

5.0 Next Steps

- 5.1 The local community and other stakeholders will have further opportunity to comment on the proposals at both PAN and planning application stage. The PAN (proposal of application notice) stage runs for at least 12 weeks. During this time, prospective applicants are required to engage with the local community and seek their views on the proposals. At least one public engagement event will be held in the local area. A PAC (pre-application consultation) report is prepared by the applicant providing a summary of comments made and how these have been taken into account. The PAC report must be submitted to the Council with the planning application. When a planning application is submitted, there is a statutory period of 21 days within which representations can be made to the planning authority.
- 5.2 As well as informing development on the main development site, the Place Brief should also guide proposals within the area surrounding the NCF site and may be of use to other Council Services and Localities Partners.

PLAN 1 LOCATION PLAN

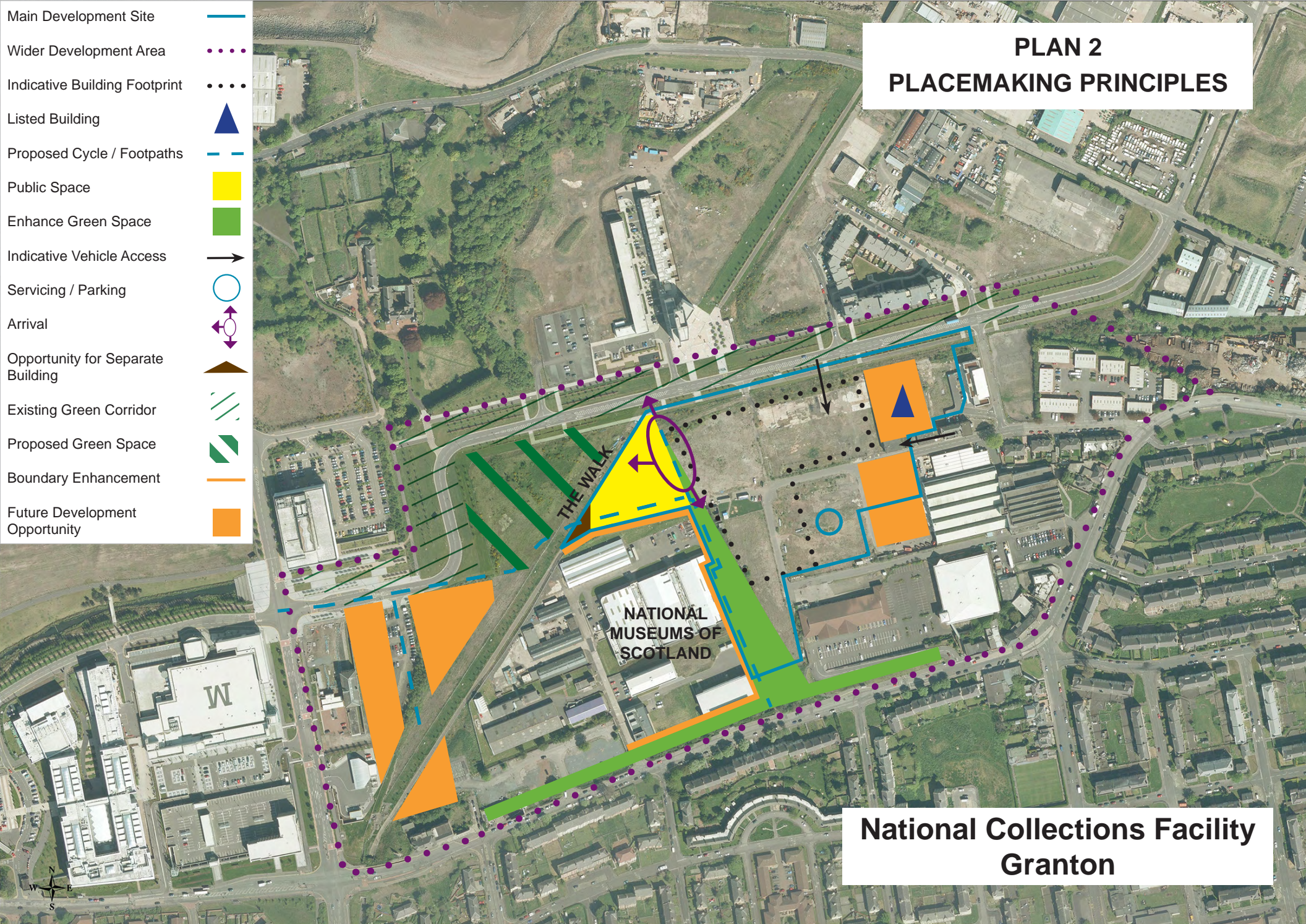
Main Development Site ———
Wider Development Area ·····



**National Collections Facility
Granton**

- Main Development Site —
- Wider Development Area ⋯
- Indicative Building Footprint ⋯⋯
- Listed Building ▲
- Proposed Cycle / Footpaths - - -
- Public Space ■
- Enhance Green Space ■
- Indicative Vehicle Access →
- Servicing / Parking ○
- Arrival ↻
- Opportunity for Separate Building ▲
- Existing Green Corridor ▨
- Proposed Green Space ▨
- Boundary Enhancement —
- Future Development Opportunity ■




**PLAN 2
PLACEMAKING PRINCIPLES**

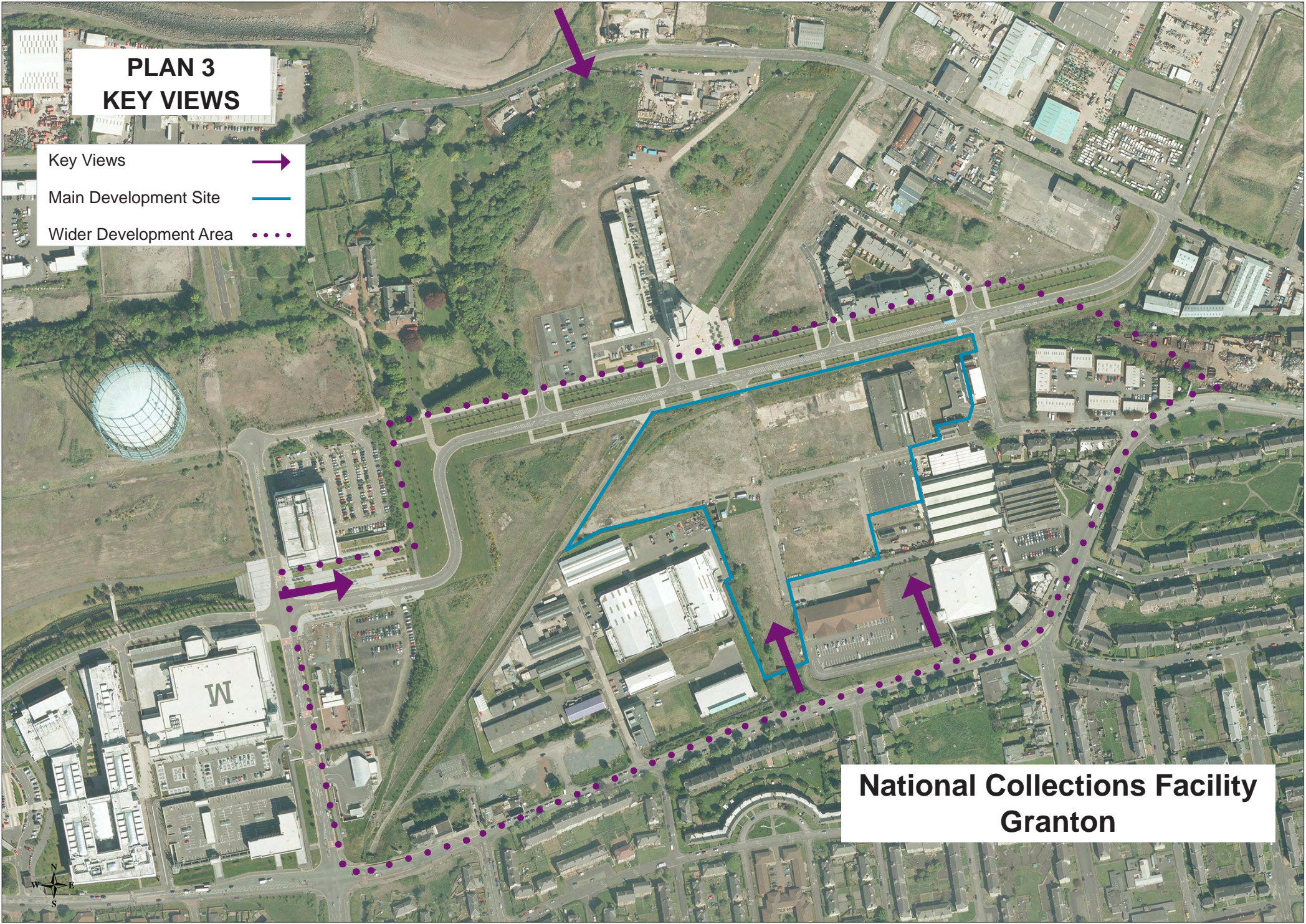


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PLAN 3 KEY VIEWS

- Key Views 
- Main Development Site 
- Wider Development Area 



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