

Appendix 1

POWDERHALL PLACE BRIEF

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

1.2 The process involved two stages: firstly, the gathering of community views – using a Place Standard exercise. Secondly, the brief has been 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 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 at the following link

https://consultationhub.edinburgh.gov.uk/sfc/powderhall/user_uploads/181114_powderhall_consultation_reporta_print_redacted.pdf

1.4 The Place Brief constitutes non-statutory planning guidance. It will be used to develop future proposals for a housing –led mixed use redevelopment site at, and adjacent to, the former waste transfer station at Powderhall and, as a material consideration, in determining future planning applications. Applications will also be judged against the policies in the Local Development Plan in the normal way.

2.0 Location and Proposal

2.1 This Place Brief has been prepared to guide the redevelopment of the former waste transfer station, stable block and bowling greens at Powderhall for a mixed tenure housing –led mixed use development (see plan 1). The brief relates to the main development site which

comprises the former footprint of the waste transfer station and the three former bowling greens to the south west.

2.2 Consideration has also been given to the wider development area to promote good placemaking beyond the site boundary and ensure good connectivity with the surrounding area particularly in terms of active travel. In response to issues that have arisen through the preparation of the brief, the Council has started discussions on the following:

- Negotiations with Network Rail to achieve the re-opening of the former railway line to the east of the site for cyclists and pedestrians. This would connect with the strategic city cycle network to the south east and Water of Leith Walkway to the north;
- Improvement of the Water of Leith Walkway to the north of the site to enhance the experience for cyclists and pedestrians;
- Maximising the use of Redbraes Park to the east of the site with the co-operation of other Council services;
- Reducing potential conflict between traffic and cyclists/pedestrians at the junction of McDonald Road and Broughton Road.

3.0 Vision and Aim

3.1 The vision for the site is a housing- led mixed use, mixed tenure development which will contribute to the regeneration of the wider area through the provision of affordable, elderly and family housing, amenity greenspace, nursery facilities and flexible employment space. The redevelopment of the site will also provide permeability for the community through cycle and footpaths and will offer connections to the greenspaces and parks beyond. The aim of the place brief is to set high level development principles to help realise this vision.

3.2 Bringing the stable block back into use and provision of a nursery should be integral parts of the development proposals.

3.3 A further aim of this place brief is to consider the relationship between the development site and the wider area. The brief identifies opportunities to enhance the setting of the housing – led mixed use site and improve linkages between it and the wider area, particularly in terms of active travel.

4.0 Placemaking Principles

4.1 Proposals should accord with relevant policies in the Edinburgh Local Development Plan and where possible meet the quality aspirations and standards set out in the Edinburgh Design Guidance. More specifically, the following principles should be used to guide future development within the site. Where possible, these principles have been illustrated on Plan 2.

4.2 Individual planning applications should be accompanied by an indicative master plan for the whole site submitted as supporting information. This is required to demonstrate a comprehensive approach to redevelopment and ensure that development on the application site does not compromise the redevelopment of adjacent sites.

4.3 Distinctive

Area 1

- Area 1 should include the following land uses:
 - Mixed tenure housing and associated open space;
 - Community open space adjacent to the proposed vehicular access.
- Key views from Area 1 should be identified through a site analysis submitted as part of a supporting Design Statement. For example the north and east elevations could take advantage of views towards the Water of Leith and Redbraes Park respectively.

Area 2

- Area 2 should include the following land uses:
 - Nursery;
 - Housing for the elderly;
 - Affordable family housing;
 - Green space.
- A strong built frontage should be created in Area 2 along Broughton Road.

Area 3

- Area 3 includes the former stable block, in the south eastern corner of the site. It is B listed and is important to the heritage of the area. Consideration should be given to its future use as workspace/event space with potential community uses.

Whole site

- Key views from the site should be identified through a site analysis submitted as part of a supporting Design Statement. For example the north and east elevations could take advantage of views towards the Water of Leith and Redbraes Park respectively.
- Building heights of surrounding properties vary. There are five storey flats to the north west of the site on Powderhall Road and a mix of five storey flats and two storey terraced houses to the south east on Broughton Road. The development site slopes down, northwards towards the Water of Leith. Building heights should address the change in levels across the site and could increase to eight storeys where the land dips, subject to detailed analysis.
- Ecological understanding of the site, particularly in relation to the Water of Leith and its context, should inform the design.

4.4 Easy to Move Around and Beyond

- Vehicular access can only be taken off Broughton Road.
- Strong pedestrian/cycle links should be made east-west through the site. The links should connect Powderhall Road to the west of the site with potential to link with the strategic cycle link / Redbraes Park to the east.
- The existing footpath/ cycle link connecting Broughton Road with St Marks Park which runs through the site from north to south must be retained.
- An appropriate car and cycle parking strategy 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. Opportunities for car and cycle club provision should be explored.

- Proposals should address change in ground levels at the south and west of the site to ensure permeability through the site and encourage active travel.

4.5 Safe and Pleasant

- Proposals should enhance the character of Broughton Road.
- All pedestrian routes and cycle paths should be clearly defined.
- Natural surveillance of public routes should be incorporated.
- All footpaths leading to the site and connecting through the site should be sufficient width, well lit with frequent points of access.
- Design of the site should adhere to Secured by Design principles.
- A simple pallet of high quality materials should be used for the buildings and external spaces.

4.6 Welcoming

- An entrance statement on Broughton Road should mark the main vehicular access to the site with appropriate landscaping and signage.
- The buildings should be designed and orientated to take advantage of views from the site.
- Servicing arrangements, where appropriate, should be unobtrusive and not compromise the pedestrian/cycling experience.
- Any planting should provide seasonal interest and maximise biodiversity. The design of the edges of the site should be carefully considered to create a positive experience.

4.7 Adaptable

- The mixed use development should incorporate non-residential space for use by the wider community.
- Homes and spaces for all ages and abilities should be created.
- Green space should be retained at the south west of the site in Area 2 which can be used by Broughton Primary School and the wider community. The exact location, size and nature of the green space to be defined, through the planning application process in consultation with the community and local groups.

4.8 Resource Efficient

- The design of the building and materials used in construction should be sustainable. Innovative creative SUDs solutions within the hard and soft landscaping should be designed.
- 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.
- It is intended that the new homes will be built to all aspects of Silver standard, an improved/higher level of sustainability than currently required under the current building regulations.
- An energy strategy should be designed to deliver the most appropriate efficient, carbon saving, quality and cost-saving solution for tenants and building users.
- Opportunities should be created for involving tenants and the local community to manage green or growing spaces.

5.0 Conclusion

The Powderhall Place Brief has been prepared following extensive community and stakeholder engagement. It represents the first step towards redevelopment of the site with further opportunity for engagement and comment through the planning application stages. The principles in the brief will be used to guide future development proposals and will be a material consideration in the determination of relevant planning applications.

PLAN 1 SITE CONTEXT
POWDERHALL PLACE BRIEF



St Mark's Park

Redbraes Park

Water Of Leith Walkway
Local Nature Conservation Area

Former Waste
Transfer Station

Former Railway Line

Former Stable
Block - Listed

Powderhall Road

Former Bowling
Greens

Broughton Road







Broughton Primary
School

McDonald Road

- Place Brief
- Development Site
- Existing Footpath/
Cycle Path
- Bus Stops
- Shops

PLAN 2 DEVELOPMENT PRINCIPLES

POWDERHALL PLACE BRIEF

-  Place Brief Development Site
-  Existing Footpath/ Cycle Path
- Proposed Uses
AREA 1 mixed tenure housing & open space.
- Proposed Uses
AREA 2
 - Nursery
 - Housing for elderly
 - Affordable family housing
 - Green space.
- Proposed Uses
AREA 3 Workspaces/event spaces/ potential community uses.
-  Indicative location of community open space.
-  Vehicular access
-  Proposed footpath/ cyclepath.
-  Opportunity to enhance character of Broughton Rd

