



OUTSIDE
NATURAL SPACE - AMENITIES +
FACILITIES - PLAY + RECREATION
SPORTS + LEISURE - WATERFRONT
WISHLIST - FOOD + GROWING

Water-sports, Copenhagen

Food + Growing, Copenhagen

PUBLIC TRANSPORT - STREETS
+ SPACES - TRAFFIC + PARKING
- SPORTS - GREEN SPACES

Inkornal Seating, Belgrade Waterfront

Fig. 4.0: Photograph of model of character areas used in community consultation events

4. CHARACTER AREAS

The Development Framework comprises eight character areas.

This section expands upon the strategies set out in chapter 3 to establish guidance for the design approach, uses and atmosphere for each character area. Future proposals within each character area should generally accord with the guidance laid out in this section.

- 4.1 Character Areas Overview
- 4.2 Coastal Granton
- 4.3 Forthquarter Park
- 4.4 Harbour Road
- 4.5 Waterfront Broadway
- 4.6 Upper Granton
- 4.7 West Shore
- 4.8 Existing Neighbourhoods
- 4.9 The Link



4.1 Character Areas Overview

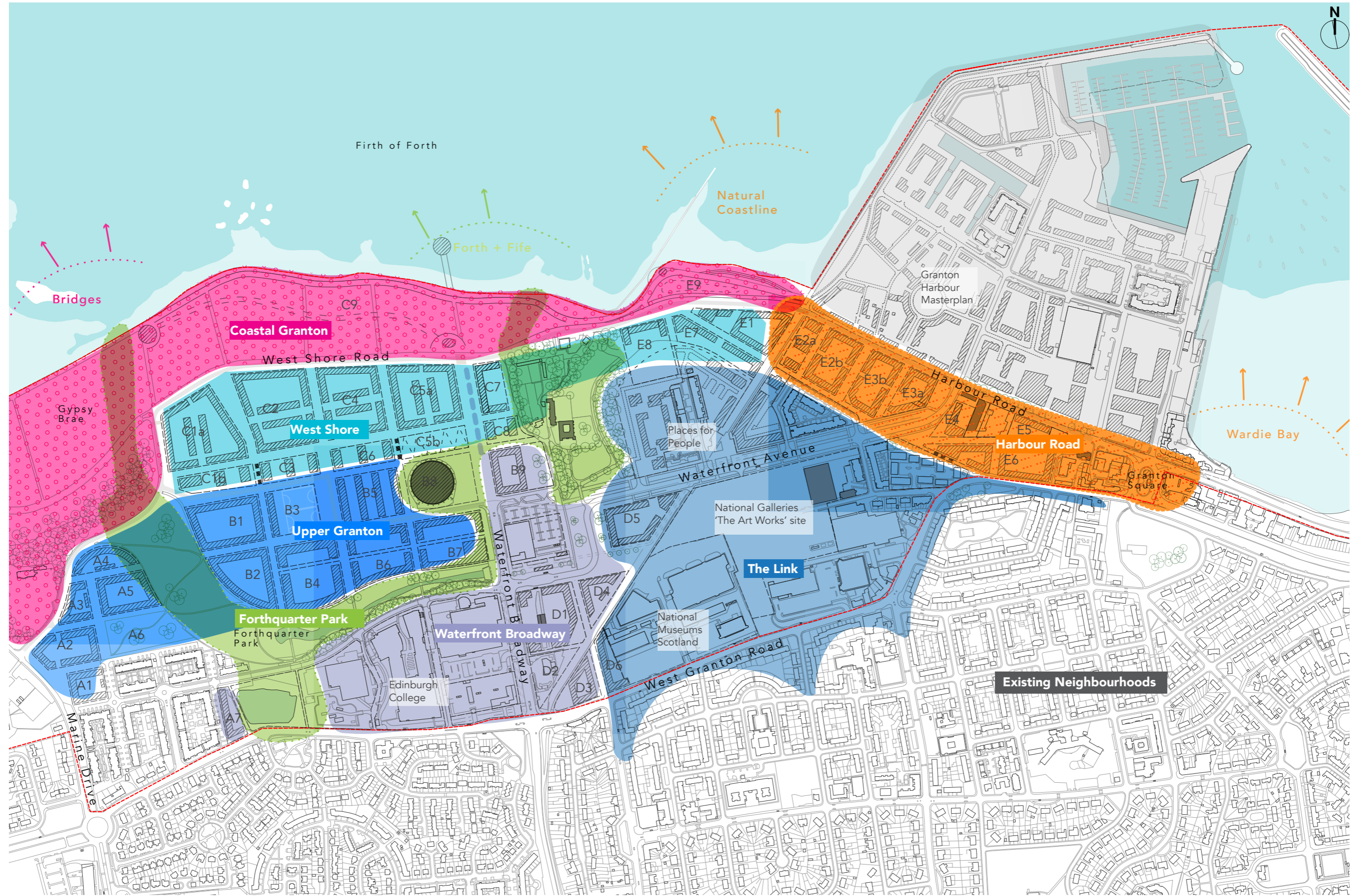


Fig. 4.1: Overview of character areas within Development Framework

Character Areas Overview

Granton Waterfront should be made up of diverse, yet complementary, character areas that work together to form a vibrant urban neighbourhood.

The Development Framework splits the area into eight character areas, (Fig. 4.1). The Granton Principles and High Level Strategies outlined in chapter 2 and 3 apply throughout and each character area should respond to, or incorporate, dense new and existing housing and provide various opportunities for different cultural, commercial, education, work and outdoor spaces.

However, in responding to their unique immediate context (Harbour Road, Forthquarter Park, coastal park, existing housing etc), each area should develop a distinct character. It is expected that new buildings within a character zone will share a common design language to provide coherence.

This section expands upon the high-level strategies set out in chapter 2 to establish guidance for the design approach, uses and atmosphere that each character area would be expected to promote. Illustrative images are provided for each character area to show how the Development Framework and character area principles could be interpreted. Future applications may propose alternative approaches but should demonstrate how they meet the requirements of their associated character area and the wider Development Framework principles and strategies.

Coastal Granton

A dynamic and inclusive coastline.

Enhancing natural assets, promoting open access to a variety of coastal activities and spaces within a functional flood protection landscape.

Forthquarter Park

An active, green landscape for living, working and learning.

Extending Forthquarter Park to incorporate other assets and features - including the gas holder the quarry, the walled garden and the waterfront.

Harbour Road

A connected mixed use quarter.

Developing a new, dense 'high street' with a mix of homes and small scale businesses linking Wardie Bay and the natural coastline with Granton harbour and existing neighbourhoods.

Existing Neighbourhoods

Tangible improvements and opportunities in existing neighbourhoods

Enhancements linked to a committed socio-economic strategy, culture strategy and learning strategy developed at both local and city level. On the ground improvements to improve connections and frontages to key routes such as West Granton Road

The Link

Cultural landscape and making space reconnecting neighbourhoods.

Linking existing routes and sites to maximise connections and views to the city and waterfront. Infilling gap sites, highlighting existing assets and creating new active street frontages.

Waterfront Broadway

A Gateway linking new and existing to form a vibrant, commercial learning hub

Infilling gap sites to better integrate new and existing development. Activating and reinforcing routes between the city and waterfront, physically and visually. Establishing a gateway into the site.

Upper Granton

Residential and neighbourhood centre that links home, work and learning.

Forming active 'living' streets (linking home, work and learning) which open up views and access to the Park, the City and the Waterfront. (Pedestrian focused public realm - reducing dominance of the car).

West Shore

Hillside development connecting the Waterfront to Upper Granton.

Maximising the existing terraced topography to integrate new build development which capitalises on views, forms clear pedestrian routes and opens up to the waterfront.

4.2

Urban Waterfront Edge

Set back from coastline and with material and volumetric variety.

Resilient Landscape

Functional landscaped flood protection and attractive parkland.

Focal Building

Potential to incorporate focal building e.g. restaurant, gallery, leisure or cultural centre.

Biodiverse coastline

Habitat creation and positively addressing the SPA to the north.



Kiosks and Leisure

Supporting affordable leisure based business and activity within the Coastal Park

Waterfront Promenade

Continuing and improving the existing promenade

Free and Public Access

To the coastline for water-based leisure activity

Fig. 4.2: Illustrative collage of Coastal Granton and connection to West Shore



Fig. 4.3: Small pavilion buildings for refreshments and low impact coastal activities.



Fig. 4.4: Walking/cycling along the coast, engaging in healthy outdoor activities.



Fig. 4.5: Textured, low maintenance coastal planting



Fig. 4.6: Jetty and access points to waterfront

A dynamic and inclusive coastline

Coastal Granton should enhance natural assets and waterfront activity. It should promote open access to a variety of coastal activities and spaces within a functioning flood resilient landscape.

Developments should promote:

- Small-scale leisure based businesses and coastal parkland which, where possible, promote the use of the outdoors to visitors and locals alike.
- Landscape flood defence system to protect West Shore and Harbour Road from coastal flooding and wave carry over.
- Leisure based activity along the waterfront that enhances active travel opportunities and healthy lifestyle opportunities.
- Potential for water-based transport.
- Ecology, the protection of sensitive ecological areas and the creation of diverse habitats.

Typologies/Uses:

- Landscaped park, flood prevention and path network.
- Small pavilion buildings and structures positioned in the proposed landscaped area to provide places to meet, eat and enjoy activities.
- Potential for larger focal building e.g. restaurant, gallery, leisure or cultural centre. This building should consider the opportunity to create a destination, along with economic return for the area.
- 'Water compatible uses' which fall with Scottish Environmental Protection Agency (SEPA) guidance for 'least vulnerable uses'.

Applicable to:

Blocks: C9, E9.
Block Edges: C1, C2, C4, C5, C7, E1, E7, E8 (see p.54)

See Also:

Chapter 5: A. Coastal Park and 1. Coastal Edge



Fig. 4.7: Diagram showing Coastal Granton relative to the extent of character areas



Outdoor activities

Green space and parkland used for low impact outdoor activity

Strong boundaries and edges

Perimeter blocks and planting providing strong boundaries to open space and active ground floor uses

Active Travel opportunities

Cycle paths and green network connecting neighbourhoods and amenities

Outdoor learning

Parks and open spaces providing opportunity for outdoor learning

Fig. 4.8: Illustrative collage of Fortquarter Park looking to Upper Granton

Fortquarter Park

An active, green landscape for living, working and learning

Fortquarter Park should provide an extension of the existing park to incorporate other local landscapes and features including the gas holder, the quarry, Granton Castle Walled Garden and the waterfront. It should provide a neighbourhood blue-green landscape connecting residential, cultural and educational uses which promote health and well-being.

Development should promote:

- Health and well-being.
- Culture and learning opportunities.
- Sharing of community resources.
- Outdoor leisure and active travel activities
- Re-use of heritage assets and landscapes

Typologies/Uses:

- Cultural and community uses within gas holder.
- Cultural and community uses within Walled Garden.
- Leisure opportunities within quarry.
- Outdoor nursery and educational learning within green space - particularly Fortquarter Park.
- Small scale kiosks for retail/refreshments within parks and public realm.

Applicable to:

Blocks: B8 (Gas holder)
Block Edges: A1-A6, B1-B9, C7-8, E8
(see p.54)

See Also:

Chapter 5:
B. Gas Holder Link and 5. Fortquarter Park Edge

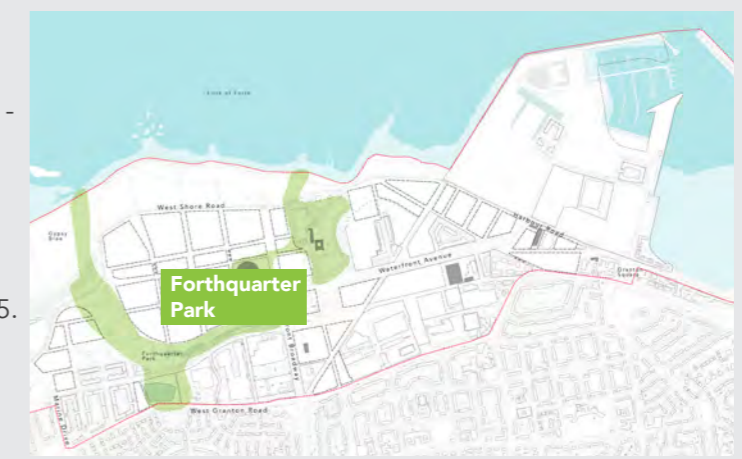


Fig. 4.9: Diagram showing Fortquarter Park relative to the extent of character areas

Harbour Road



Fig. 4.10: Illustrative collage of Harbour Road

A connected mixed use quarter

Harbour Road should be developed into a new, dense urban street with a mixture of homes and small scale businesses. It should provide the key link between Wardie Bay to the east and the natural coastline to the west. It should also connect Granton Harbour to the north with new developments and existing neighbourhoods to the south. The streetscape and travel opportunities through this area should ensure that visitors and residents can readily travel to and from the area, preferably using low-carbon transport methods.

Development should promote:

- Active frontages.
- New and existing enterprise.
- Variety and density.
- Low carbon strategies.
- Connections to Granton Square and ongoing improvements to Lower Granton Road

Typologies/Uses:

- Small-medium scale class 1, 2, 3 and 4 businesses
(class 1 = shops, class 2 = financial, professional and other service, class 3 = food and drink and class 4 = business).
- Residential flatted development with active ground floors.
- Creative and light industrial workshops / workspace.
- Particularly suited to innovative housing - mixed use development models.

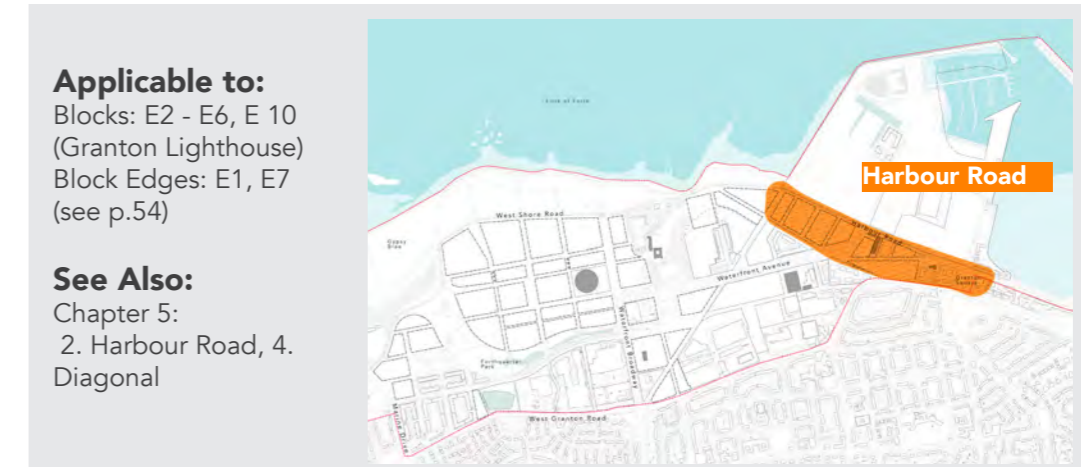


Fig. 4.11: Diagram showing Harbour Road relative to the extent of character areas

Outdoor activities

Activation of outdoor public space for working, events and socialising linked to creative enterprise and innovation.

Infilling of gap sites

Existing gap sites to be in-filled and developed to create gateways, active fronts and boundaries that connect the existing street network.



Re-use of existing building

Opportunities for refurbishment and reuse of existing buildings. In particular, Station Building as Enterprise Centre and Creative Hub

Clearly defined boundaries

Streets and public spaces clearly defined and designed to be robust, attractive and pedestrian focused.

Fig. 4.12: Illustrative collage of Station Building

Waterfront Broadway

A Gateway linking new and existing to form a vibrant, commercial and learning hub

Waterfront Broadway should be developed into a gateway into Granton that activates and reinforces routes between the city centre and the waterfront - both visually, commercially and physically. New and existing development such as Edinburgh College, the proposed Construction Skills Centre, (see appendix A2.6 for outline brief) and the refurbished Station Building should be integrated to create an innovative commercial area where enterprise, skills and innovation can thrive. Existing gap sites should be in-filled and boundaries should be reinforced to better define the street network, the pedestrianised diagonal route and east-west routes linking Forthquarter Park and the new cultural Link character area.

Development should promote:

- Mixed use development sites.
- View and key connections.
- Innovation, learning and enterprise.
- The reuse of the Station Building and activation of area to front.
- Edinburgh College estate and proposed Construction Skills Centre.

Typologies/Uses:

- Creative and light industrial workshops / workspace
- Small-medium scale Class 1, 2, 3 and 4 businesses.
- Residential flatted development to upper storeys.
- Particularly suited to mixed use development sites.

Applicable to:

Blocks: A7, B9, D1-D4
Block Edges: D5-6
(see p.54)

See Also:

Chapter 5: C. Station Building, 3. Waterfront Broadway and 8. West Granton Road.
Outline Brief for Construction Skills Centre.
Appendix A2.6.

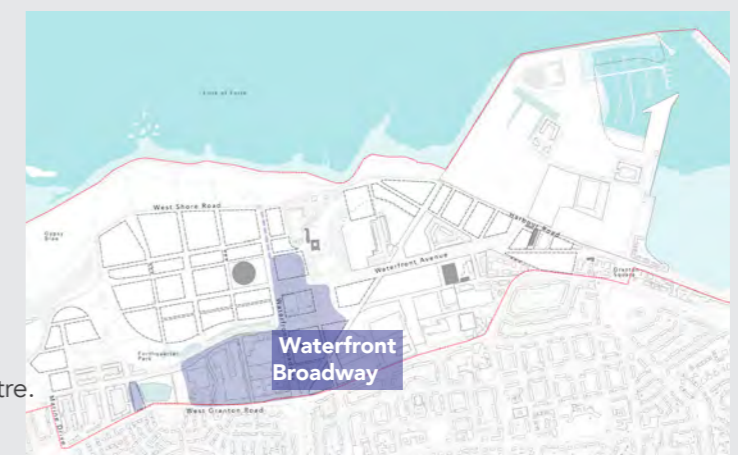


Fig. 4.13: Diagram showing Waterfront Broadway relative to the extent of character areas

Strong urban forms

Clearly defined blocks with robust palette of materials and articulated façades that optimise views.

Gas holder

Existing Gas holder connected and integrated into development with clear landscape strategy and future uses .



Neighbourhood Centre

New local services including school, health centre and potential library with active ground floors and urban form/massing

Streets and views

Lively and active street network providing blue-green links and views to waterfront, park and key landmarks.

Fig. 4.14: Illustrative collage of new neighbourhood street in Upper Granton

Residential and neighbourhood centre that links home, work and learning

Upper Granton should be well-connected via a series of active and pedestrian-focused ‘living’ streets which open up views and access to Forthquarter Park, the city centre and the waterfront. Some key local services should be located here including a new school, health centre and a potential library. These services should over-look Forthquarter Park and connect with new community playing fields. Development should be urban in character and form with active ground floor uses and a strong block structure. There is the potential for housing above key services and an intergenerational approach to development.

Development should promote:

- Robust ‘living street’ network with pedestrian focus and activity.
- Clearly defined public transport route linking east and west.
- Dense, medium-low rise housing with clearly defined frontages.
- New neighbourhood centre along park with active ground floor uses.
- Strong green-blue links and view to gas holder, park and West Shore.

Typologies/Uses:

- Residential flatted development / perimeter blocks.
- Residential colonies or townhouses to key areas.
- New primary school and potential library.
- New health centre.
- Community playing fields linked to school/neighbourhood centre.
- This area is particularly suited to innovative housing - self-build, co-housing, intergenerational development models.

Applicable to:

Blocks: A1-6, B1-7
Block Edges: C1, C3, C5, C6
(see p.54)

See Also:

Chapter 5: 5. Forthquarter Park Edge, 6. Residential Street and 9. Typical Lane.



Fig. 4.15: Diagram showing Upper Granton relative to the extent of character areas

Views to key landmarks

Key views provided to and from the Coast to reinforce way-finding and local identity

Strong frontages

Perimeter blocks along coastline of medium height and varying storeys to maximise views and roof opportunities



Coastal Park

New coastal park with active travel routes, landscaped flood defences and leisure activities.

West Shore Road - new coastal boulevard

Existing road redeveloped to form tree-lined boulevard with public transport routes, cycle lanes, new active frontages and small scale commercial uses at key locations

Fig. 4.16: Illustrative collage of the proposed coastal park looking towards West Shore

West Shore

Hillside development connecting the waterfront to Upper Granton

West Shore spans from the green open space at Gypsy Brae in the west to Harbour Road in the east. It faces the coastal park to the north and Upper Granton/The Link to the south. This area should work with its steeply sloping terraced topography to integrate new build development, creating strong perimeter and points blocks that capitalise on views. Opportunities to integrate lanes and mews development should be considered. A series of strong north-south pedestrian-focused routes should open the site up to the waterfront, most notably a green link from the gas holder at Waterfront Broadway.

Development should promote:

- Strong and active waterfront edge.
 - New boulevard with transport links and active travel routes.
 - Streets and connections that maximise views to and from the waterfront.
 - Stepped development that uses the existing slope.
- Views and roof-top potential.

Typologies/Uses:

- Residential flatted development with potential for 'mews' and lanes in key locations.
- Small-medium scale Class 1, 2, 3 and 4 businesses to West Shore Road (new boulevard) and key corners/routes.
- Option for medium rise blocks with clearly defined boundaries and undercroft parking where possible.

Applicable to:

Blocks: C1-C8, E1, E7, E8
Block Edges: C9, E9
(see p.54)

See Also:

Chapter 5: A. Coastal Park, B. Gas Holder Link, 1. Coastal Edge, 6. Residential Street and 9. Typical Lane.

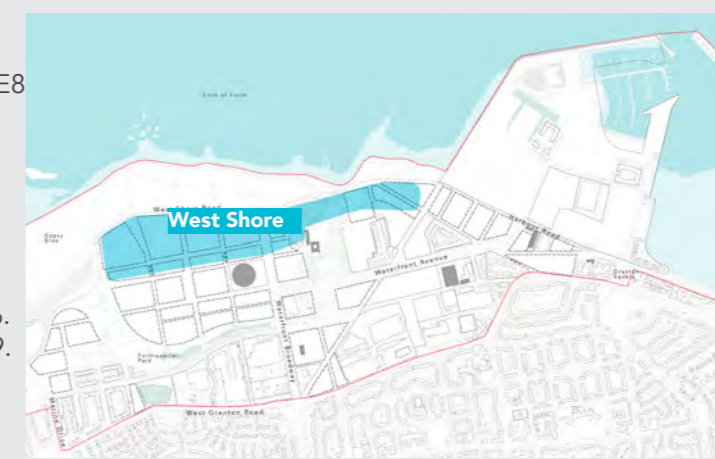


Fig. 4.17: Diagram showing West Shore relative to the extent of character areas

Existing Neighbourhoods

New development to gap sites
 Building on existing gap sites to bring activity and definition along key routes such as West Granton Road

Existing buildings and spaces
 Programme of refurbishment to existing buildings and spaces



Signposting within area
 Fig. 4.19: Public realm works that provide 'signposting' to key activities and sites within the area along West Granton Road



Active travel and public transport
 Fig. 4.20: New active travel routes along key routes such as West Granton Road and Lower Granton Road with enhance public transport links

Fig. 4.18: Illustrative collage of corner of West Granton Road and Waterfront Broadway

Tangible improvements and opportunities in existing neighbourhoods

The connection between new and existing neighbourhoods is key to the Development Framework. All work within the area should be for the benefit of existing residents and organisations as well as the new communities. There should be tangible opportunities and improvements 'on the ground' within existing residential areas that include enhanced streetscape/connections, active travel routes, better public transport links plus increased access to work, culture and learning opportunities. This should be linked to a committed socio-economic strategy, culture strategy and learning strategy developed at both local and city level.

Development should promote:

- Enhanced street network linking new and existing neighbourhoods.
- Increased activity along West Granton Road.
- New active travel routes and landscaping to key pedestrian links.
- 'Signposting' to activities and key landmarks.
- Stronger partnership working between organisations and groups.
- Learning opportunities and community benefits.
- Detailed study to consider further improvements to Lower Granton Road and West Granton Road.

Typologies/Uses:

- Active travel routes.
- Enhanced streetscape and signage.
- Programme of refurbishment to existing buildings and spaces.

Applicable to:
 All Blocks
 (see p.54)

See Also:
 Chapter 5:
 8. West Granton Road

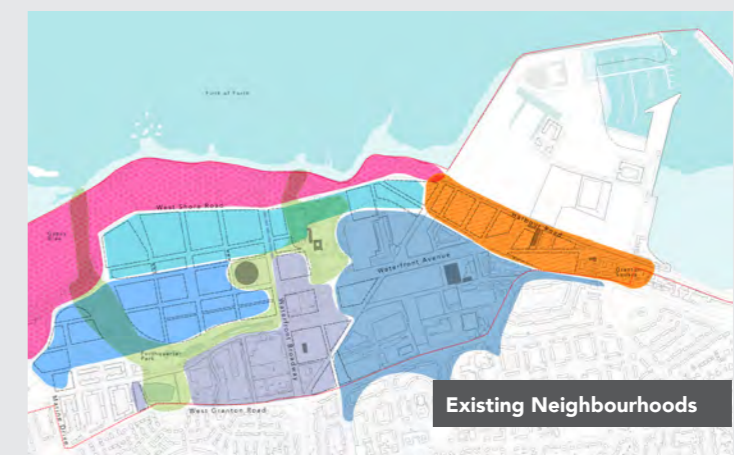


Fig. 4.21: Diagram showing existing neighbourhoods in relation to other character areas



Fig. 4.22: Indicative view along Waterfront Avenue with proposed National Galleries 'The Art Works' to the right (Image courtesy of National Galleries of Scotland)



Fig. 4.23: Indicative view from new Plaza towards proposed National Museums Scotland Visitor Centre (Image courtesy of National Museums Scotland)

The Link

Cultural landscape and making space reconnecting neighbourhoods

The Link should be a highly interconnected cultural and making area that bridges new and existing neighbourhoods. It should reinforce north to south and east to west views with green routes linking West Granton Road, Waterfront Broadway, the coast and Harbour Road. This quarter is home to a number of key cultural organisations and developing projects including the National Museums Scotland site, National Galleries of Scotland proposed 'The Art Works' facility (an 'Open House for Art'), existing Madelvic House and Madelvic Car Factory. It offers opportunities for creative and cultural workspace combined with residential flatted development. Gap sites should be in-filled to create density, active frontages and activity within this area. (See Appendix A2.7 for more detail on design principles developed by NMS/ NGS)

Development should promote:

- Culture and learning strategies.
- Partnership working.
- Green routes, views and connections.
- Opportunities for creative industry.

Typologies:

- Mixed use developments incorporating residential flatted development.
- Small-medium scale Class 1, 2, 3 and 4 businesses to key corners and streets.
- Creative and cultural workspace.

Applicable to:

Blocks: D5-D6
Block Edges: D1, D3, D4, E2-8, (see p.54)

See Also:

Chapter 5:
4. Diagonal, West Granton Road and design principles for sites developed by NMS/ NGS. Appendix A2.7



Fig. 4.24: Diagram showing The Link relative to the extent of character areas

Forthquarter Park



Existing Neighbourhoods



Coastal Granton



Harbour Road



Diverse, yet complementary, character areas that work together to form a vibrant, urban and human-scaled neighbourhood.

West Shore



Upper Granton



Waterfront Broadway



The Link

