



 **Granton
Waterfront**

Development prospectus

“We must end our contribution to climate change, improve biodiversity, invest in our infrastructure, make our public services fit for the future, harness the economic and social opportunities of new technology, make homelessness history, and lift children out of poverty. So, even amidst the uncertainties of a global pandemic, this is a time to be ambitious. To use the disruption of COVID to rethink how we do things. To make sure our immediate response to the virus works, not just in the short term, but that it also helps shape a stronger, greener, fairer future.”

Nicola Sturgeon, First Minister

**Programme for Government 2020-21
Statement to Scottish Parliament
September 2020**



A new coastal town for Scotland's capital city

Introduction	6-7
A leading sustainable development changing how we live	8-9
An invigorating new dimension to Edinburgh and South East Scotland	10-11
Development timeline	12-13
Infrastructure - first delivery	14
A place to live, work, visit, love, enjoy... and be inspired	15
Investment in greener corridors and active travel	16
Pioneering a climate-conscious place to live	17
Blue and green places and spaces	20
Empowering communities	21
Creating a coastal jewel in the capital's crown	22
Generating high quality jobs and prosperity	24
Supporting skills for Scotland's future	25
A globally-renowned cultural powerhouse	28
Celebrating community spirit and pride of place	29
People-led local development	31

Introduction

Just 3 miles north of Edinburgh's City Centre, Granton Waterfront has a rich industrial history and maritime heritage. With outstanding views across the Firth of Forth, **Granton Waterfront sits in a 'necklace' of coastal communities from Cramond in the West to Portobello in the East.**

Granton is one of Scotland's largest brownfield sites and one of its most dramatic urban coastal green spaces. It presents an opportunity to spearhead the city's **response to the climate emergency**, with an ambitious vision that can truly change the way people go about their daily lives.



GRANTON AS PART OF A 'NECKLACE' OF COASTAL COMMUNITIES, AND IN RELATION TO EDINBURGH CITY CENTRE

This prospectus, alongside the Granton Waterfront Development Framework, sets out the vision, opportunity and benefits that will be delivered from taking this step towards creating truly **sustainable economic growth through exemplar design and placemaking.**

To date, **The City of Edinburgh Council and its partners have invested over £250 million within the surrounding neighbourhoods.** New homes, commercial opportunities and services such as schools and health centres have been delivered with placemaking and the community consistently at the heart of all development.

North Edinburgh currently suffers from some of the highest levels of deprivation in Scotland. A further investment of around £1.3 billion will complete the regeneration that is well underway, ensuring that **community wealth-building and growing the economy in a sustainable way** is fully realised. By building on the investment already made, Granton Waterfront and the surrounding communities will become one of the best places to live, work and visit in Scotland.

Over the next decade, the Council and its partners will set the pace and standard for what is to be achieved, attracting further public and private investment to what will become an **outstanding new coastal town for Edinburgh and the region.**





Learning from post-industrial waterfronts from around the world, Granton Waterfront will nurture innovation and entrepreneurship, bringing together new homes, commercial opportunities, cultural activity, leisure, and creative inspiration all within a **20-minute neighbourhood.**





SURROUNDING NEIGHBOURHOODS: PENNYWELL TOWN CENTRE

A leading sustainable development changing how we live

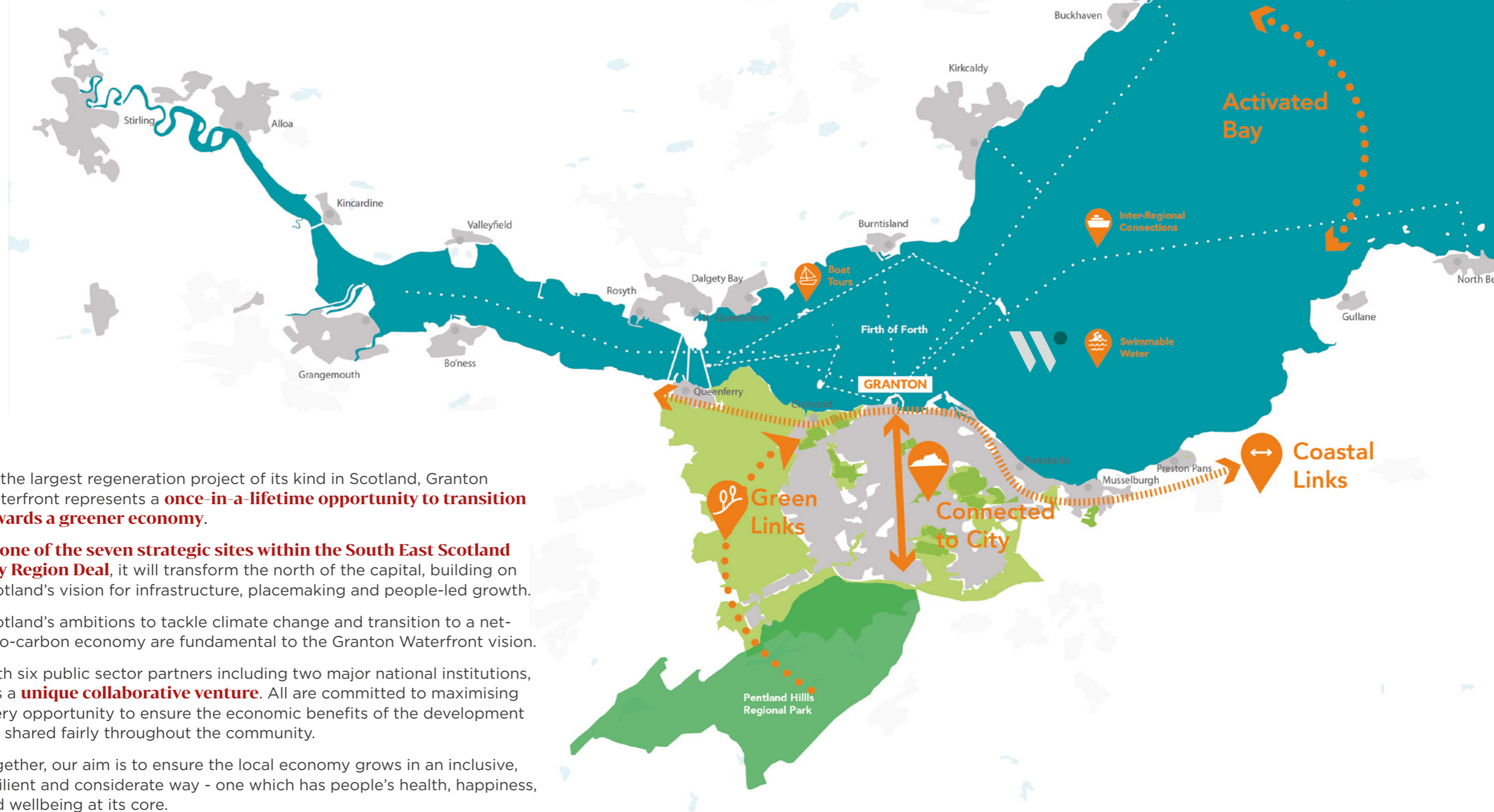


16,640 total of new jobs		10 hectares of new publicly accessible Coastal Park
20 minute neighbourhood	£12m+ energy savings over 30 years	6,000 new indirect jobs
	1200+ affordable homes recently completed or under development	700,000 extra visitors
Two new transport gateways at Granton Square and Station Building		
85% reduction in home energy costs		200 hectares natural coastal park
3,500+ net zero-carbon homes (>35% affordable)		17km of promenade connecting coastal communities
National Galleries of Scotland The Art Works - an innovative new facility with the community at its heart		

	£70m construction Trades Centre of Excellence	£26m annual positive outcomes in health and wellbeing
		220+ apprenticeships
	5km+ of new cycleways	
		16 hectares of new green space
10,640 direct construction jobs	49 hectares of brownfield land remediated	60 hectares of land brought back to life
	20,000sqm of new commercial and cultural space	New health centre
	75% of homes car free	11,000sqm new learning space
6 public sector bodies working together	National Museums Scotland New buildings and facilities at National Museums Collection Centre	

Re-imagining Granton Waterfront

An invigorating new dimension to Edinburgh and South East Scotland



As the largest regeneration project of its kind in Scotland, Granton Waterfront represents a **once-in-a-lifetime opportunity to transition towards a greener economy**.

As **one of the seven strategic sites within the South East Scotland City Region Deal**, it will transform the north of the capital, building on Scotland's vision for infrastructure, placemaking and people-led growth.

Scotland's ambitions to tackle climate change and transition to a net-zero-carbon economy are fundamental to the Granton Waterfront vision.

With six public sector partners including two major national institutions, it is a **unique collaborative venture**. All are committed to maximising every opportunity to ensure the economic benefits of the development are shared fairly throughout the community.

Together, our aim is to ensure the local economy grows in an inclusive, resilient and considerate way - one which has people's health, happiness, and wellbeing at its core.

Granton Waterfront will be the blueprint project for Scotland in urban development and regeneration.

2020 - 2025

2026 - 2030

2031 - 2035



Outline Business Case for Granton Waterfront submitted for Council approval

Projects to commence: Granton Station refurbishment
Construction of 500 homes

New primary school /health centre

NGS facility

Gas holder restoration
The Art Works opens

Edinburgh College

New building and facilities at National Museums

1500 homes completed over 5 years
Collection Centre

10,000m² commercial and cultural space

One of Europe's largest coastal parks opens

1500 homes over 5 years
10,000m² commercial and cultural space

Estimated completion

2020 - 2025

2026 - 2030

2031 - 2035

A sense of place

Infrastructure-first delivery

The City of Edinburgh Council is considering a range of commercial delivery options to realise the vision for Granton Waterfront. Including a **blend of public and private funding**, the solution will ensure an optimal value approach is adopted.

Early interventions in infrastructure and public realm will create a strong sense of place from the outset, setting a quality benchmark for all that follows.

'Infrastructure-first' is a tried and tested development approach. It brings a high degree of certainty to large, complex projects, reducing any sense of perceived risk for investors.

This approach will drive delivery at pace, embed placemaking in to the development process and ensure that Granton Waterfront will be a place people will want to live, work and visit from the earliest opportunity.

Resilient people, community and places

A place to live, visit, love, enjoy... and be inspired

Granton Waterfront is a hidden gem in the capital's crown, sitting on the edge of a world-class coastline with **spectacular views** of the three bridges and across the Forth to Fife.

Granton Waterfront will open up the north of the capital by creating **stronger connections to the bio-diverse shoreline and the city.**

Over 200 hectares of improved parks and green networks will generate £26 million annually with positive outcomes in health and wellbeing. They will also help to attract an estimated 700,000 additional visitors.

New green corridors will **link existing and new neighbourhoods**, such as Granton Harbour, Newhaven and Cramond, more effectively with each other – physically and socially.

By bringing **60 hectares of brownfield land** back to life and use, the development will celebrate the landmark gas holder's iconic place in Edinburgh's skyline and restore Granton Station to its former glory.

Inspirational art and cultural experiences will be available for all at the new National Galleries of Scotland's building The Art Works, alongside National Museums Scotland collection centre facilities.



Transport transition

Investment in greener corridors and active travel

Granton Waterfront aspires to **go beyond 2030 targets for low-carbon travel modes**. Transport infrastructure will prioritise active travel and be integrated, sustainable, efficient and reliable.

The development framework supports The City of Edinburgh Council's City Mobility Plan - an extensive network of new routes that promote walking and cycling over car use.

More than 5km of new cycleways will link to Edinburgh's existing cycle network and **two new transport hubs** at Granton Square and the Station Building.

Ease of movement is at the heart of **re-connecting Granton to the wider city and beyond** with a strong focus on linking active travel routes to green corridors - East and West, and to the city centre - to improve health and wellbeing.

Improving bus services and other **forms of sustainable public transport are a priority** and options to connect Granton and neighbouring communities to the city-wide tram network are being explored.



A place-based approach to housing investment

Pioneering a climate-conscious place to live

Influencing the way people go about their daily lives, Granton Waterfront will deliver around **3,500 net-zero-carbon homes with health and wellbeing at their heart**.

A complementary mix of housing models – **75% being car free** – will maximise affordable housing opportunities, unlock contaminated land and address inequalities and current needs.

A low-carbon community will benefit from demonstrable savings in carbon by building in energy efficiency across the lifecycle of homes. This will reduce fuel bills and running costs, and help achieve wider policy targets of carbon reduction at local and national levels.

Households will **save an estimated £12 million over 30 years**. **There is an ambitious target to reduce fuel bills by up to 85%**, boosting the local economy and helping to achieve wider policy targets of carbon reduction.





Adding value to the City Region Deal

Blue and green places and spaces

From creating new green spaces to sustainable housing design, the development will have a focus on the health of people and places. It will create **one of Europe's largest coastal parks** from Lauriston Castle and Cramond to Granton.

There will be around 16 hectares of new green space, of which a quarter will be planted with trees. This will bring the total green space within the development to over 200 hectares providing **opportunities for improved mental and physical wellbeing**.

Space for nature will be woven into the fabric of the whole community: in streets and buildings, active travel routes, green corridors, the new coastal park and **links to 17km of promenade**.

It is also expected to attract an extra **700,000 visitors** for leisure pursuits, including walking, cycling, swimming and sailing.



Social equality

Empowering communities

Granton Waterfront aims to create a revitalised and socially-sustainable local community where people can live, work, move, play and thrive. This will be underpinned by placing control and benefits into the hands of local people, **growing the economy in a sustainable way**.

Through responsible development, Granton Waterfront will regenerate one of the city's most deprived areas, improving social inclusion and **creating a self-sufficient '20-minute' neighbourhood**. It will enable affordable opportunity for all by addressing work, enterprise, learning, health, energy and social mobility.

Augmenting this will be a new school along with a new NHS healthcare centre, high-quality public spaces, 20,000m² of new space for **commercial and retail use, and creative, learning and cultural hubs**.

Health and wellbeing will be strongly nurtured with culture and the arts, creating a place where everyone can explore, discover, experience and be inspired while supporting a community that prioritises learning.

Building community wealth

Creating a coastal jewel in the capital's crown

Edinburgh is one of Scotland's main economic drivers and it continues to evolve as a dynamic and futuristic city that aims to have people at its heart. Granton Waterfront is championed by The City of Edinburgh Council which has an **ambitious vision for creating an even greener, fairer city** where the wellbeing of its citizens is paramount.

Public sector partners within Granton have committed to **promote and keep community wealth building at the heart of all regeneration.**

Commercial, cultural and learning space will promote uses by local businesses and entrepreneurs, social enterprises, co-ops and community groups. These community-led enterprises will be supported to ensure that they can recruit locally, improving employment opportunities for those within the area.

In committing to helping to grow and support local SMEs and sole traders, **circular economy principles** will be encouraged through linking these businesses with local suppliers.

Ultimately, public sector partners within Granton will use their collective buying power to create community based economic development. This will aim to ensure that wealth generated locally remains in local hands.



Employment focused

Generating high quality jobs and prosperity

The regeneration of Granton will create over **16,000 jobs** and more than **220 apprenticeships**.

Over **10,000 jobs** will be created by the construction investment in Granton Waterfront, Edinburgh College's new Centre of Excellence, and the National Galleries of Scotland's The Arts Works project combined.

The development itself will use **modern and innovative construction methods**, creating job opportunities in this emerging sector.

Longer-term, the ambition is also to provide the conditions for **high-quality, skilled, permanent employment in a variety of growth sectors**.

The partners are collaborating with the Data Driven Innovation (DDI) Skills Gateway Project, which is part of the City Region Deal for Edinburgh and South East Scotland. Among other objectives, Granton Waterfront aims to **promote careers in science, technology, engineering, arts and mathematics (STEAM) and other data-related professions**.

Stimulating new enterprise is expected to create **hubs of knowledge-sharing and innovation** by encouraging more start-ups to locate and evolve in Granton Waterfront. Pioneering approaches to service delivery and access would seek to further attract public and private sector employers.

Our job-focussed approach aims to create up to **6,000 new positions** which are expected to result across commercial, retail and education space, and innovation initiatives.

Upskilling, training and lifelong learning

Supporting skills for Scotland's future

The partners are working together to establish apprenticeships, placements and learning programmes that focus on low-carbon skills, data driven innovation and new technology. **In addition to this, Edinburgh College will continue to build on its role in delivering childhood practice and health and social care training for students.**

This will open up opportunities to upskill and develop in new **and existing** employment sectors - increasing productivity in the local and regional economy.

Our learning partners, including Edinburgh College, will lead on delivering a Learning Strategy for Granton Waterfront that will deliver ambitious educational outcomes and community development. This work will improve learner journeys with better, more efficient integration of the local learning estate. **Collaborative opportunities will also be sought with the University sector through Data Driven Innovation.**

Edinburgh College's Granton Campus is developing a new £70m Construction Centre of Excellence which will support delivery of Scotland's skills pipeline needed for the future of the housing and construction industry.





A globally-renowned cultural powerhouse

National Galleries of Scotland (NGS) and National Museums Scotland (NMS) are two key partners in the Granton Waterfront regeneration.

The Art Works – NGS’s planned collection building – will host the country’s internationally significant national art collection and **become Scotland’s largest building designed to Passivhaus standard.**

Access and inclusivity is central to its purpose. The Art Works will be a key facility for the Granton community, with multi-purpose spaces available for all kinds of local events and gatherings, looking to **welcome up to 50,000 visitors through the doors every year, including researchers from overseas.**

Side by side, NGS and NMS collections – with their tens of millions of treasured objects – will **offer an unprecedented bringing together of national art and culture for local and international visitors alike.**

NMS is planning **further new buildings and facilities** at the NMS Collection Centre.

A new active travel route will link West Granton Road and surrounding communities to the Waterfront. The route will include a plaza where the proposed new facilities for NMS and NGS will **provide the chance for everyone to benefit from access to two great national cultural collections.**

Granton Waterfront will **become a place with culture and community at its heart.**



Celebrating community spirit and pride of place

The partners have already identified **several exciting early-action community initiatives that aim to showcase Granton Waterfront, increase footfall and local spend,** and be a catalyst to ongoing enterprise:

- Illuminating the flagship gas holder.
- Restoring the historic B-listed Granton Station to its original splendour for use as a social enterprise hub with the prospect of re-introducing the original operational locomotive.
- Creating an outdoor attraction at the station, The Platform, hosting craft stalls, interactive STEM pursuits and other fun events.
- Beach Box Granton on the waterfront creating affordable space for cafés, creative and other community uses utilising shipping containers on the shoreline.
- A new wake-boarding watersport centre transforming the former Granton quarry site.
- Restoring The Walled Garden, once part of the now derelict Granton Castle, into a publicly accessible area for locals and visitors.
- Engagement with Edinburgh’s festivals and the performing arts community to locate in Granton Waterfront.



This new coastal town aims to create a new model for resilient, environmentally-conscious communities that promote belonging, opportunity and happiness.

Ambitious vision

People-led local development

By re-imagining Granton Waterfront, the partners have designed a sustainable and flexible future vision for redevelopment embedding the Scottish Government's four pillars of economic recovery.

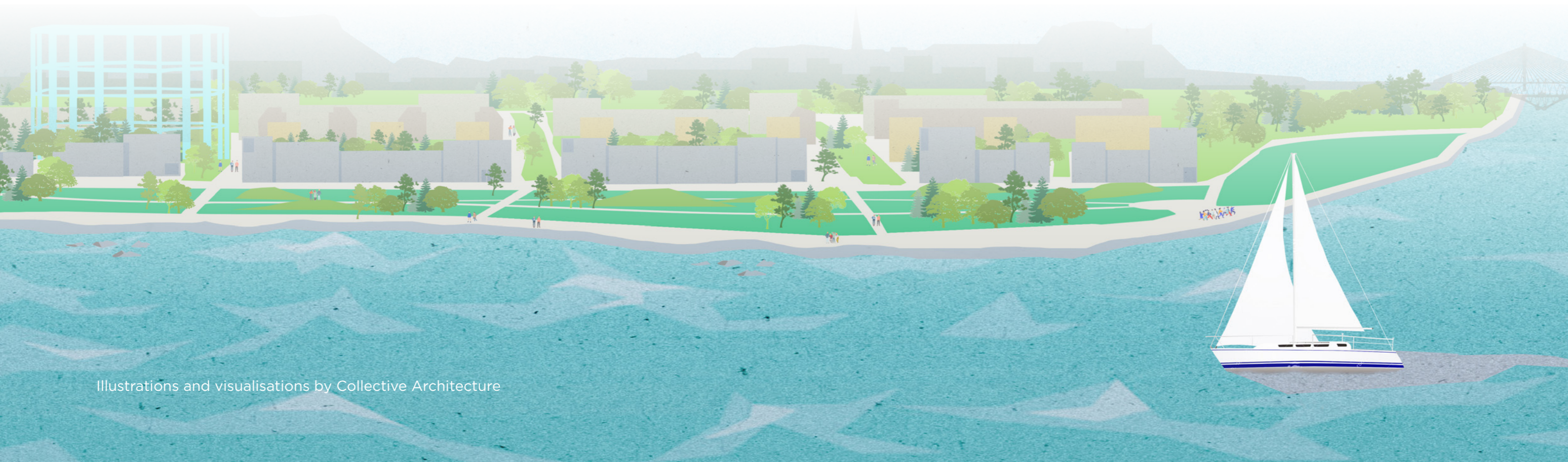
- **environment (natural capital)**
- **people (human capital)**
- **community (social capital)**
- **business (financial and physical capital)**

Existing and new residents are at the heart of the plan and are a priority for the benefits the development will bring. It will attract visitors, tourists, investors, researchers and students from the UK and across the world.

Granton Waterfront's placemaking status is anchored by its intrinsic heritage, culture and lifelong learning opportunities on its doorstep.

The development framework, with clear design guidelines and principles, will generate significant short-, medium- and long-term benefits

This new coastal town aims to create a new model for resilient, environmentally-conscious communities that promote belonging, opportunity and happiness.





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