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# Cowan's Close Public Consultation No. 2

City of Edinburgh Council

## Public Consultation 2 - Introduction

While we are presenting - please feel free to click on the question mark box and type a question. We will respond to all queries during the course of the session.

The screenshot displays the Microsoft Teams meeting interface. At the top, the status bar indicates 'PRE-LIVE', '00:14', and '0 attendees'. The main area is divided into three sections: 'Queue' on the left, 'Live event' in the center, and 'Meeting chat' on the right. The 'Queue' section shows a large dark box with the text 'Add video or content from below'. The 'Live event' section shows a large dark box with the text 'The live event hasn't started'. The 'Meeting chat' panel on the right contains a list of messages, including one from Rekha Barry naming the meeting and another from Matt McPhee stating he is out of office. A red box highlights the question mark icon in the top navigation bar, and another red box highlights the chat input field at the bottom right. A red arrow points from the question mark icon to the chat input field. The bottom left shows a video thumbnail for 'Rekha Barry' and a 'Mute all' button. The bottom right has a 'Need help?' link.

Public Consultation 1 - Place Standard Tool Results  
 Lowest Scores

Key:  
 1 - Poorest Score  
 7 - Highest Score

Mean Results

**Influence + Sense of Control -**

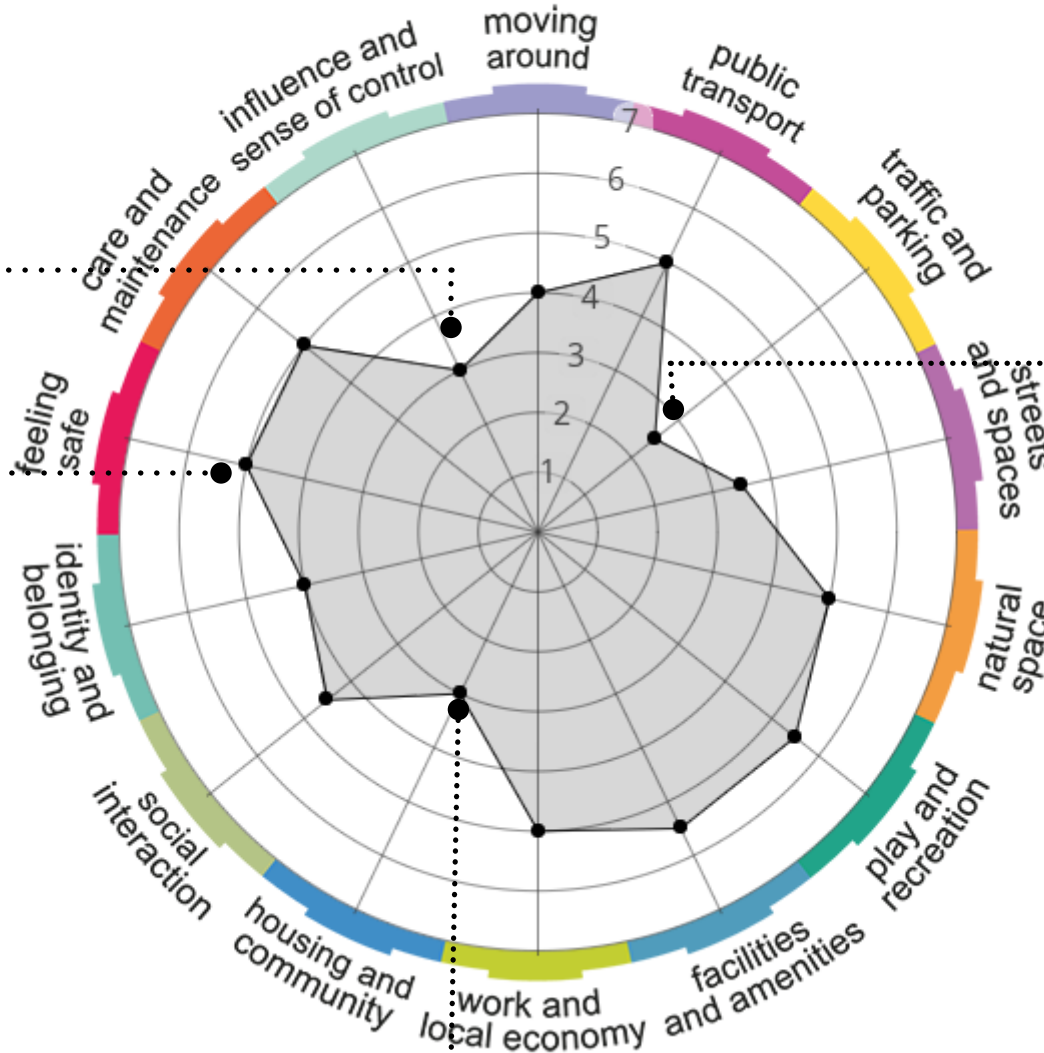
We have passed on your comments to the Council - for example the comments in relation to bins will go to the Waste Management department at the Council

**Feeling Safe**

This scored quite well in the Place Standard Tool however verbal feedback found that the area did not feel safe to some.

**Housing + Community -**

We are bringing much needed housing in the heart of the city centre for people who really need it



**Traffic and Parking -**  
 We are proposing a zero car development with a designated pick-up zone for carers/ambulances

## Public Consultation 1 - Recurring Comments Received from Survey

'Pavements are too narrow and uneven, which is difficult to navigate for those with vision issues, or older people unsteady on their feet'

'The pavements need to be wide enough to let a two wheel chairs to pass'

'Important to consider impact of block height'

'On Cowan's Close it is a bit of a mishmash - the back of the shops is a blank and unwelcoming space, the sheltered housing feels like it has turned its back on the street, and Hope Cottage is lost behind a high fence with the neglected dead end and big puddle at the end of the cul de sac'

'would have some concerns about walking along ' back streets at night as parts poorly lit and sometimes groups of people drinking / taking substances - far end of Cowan's Close quite dark'

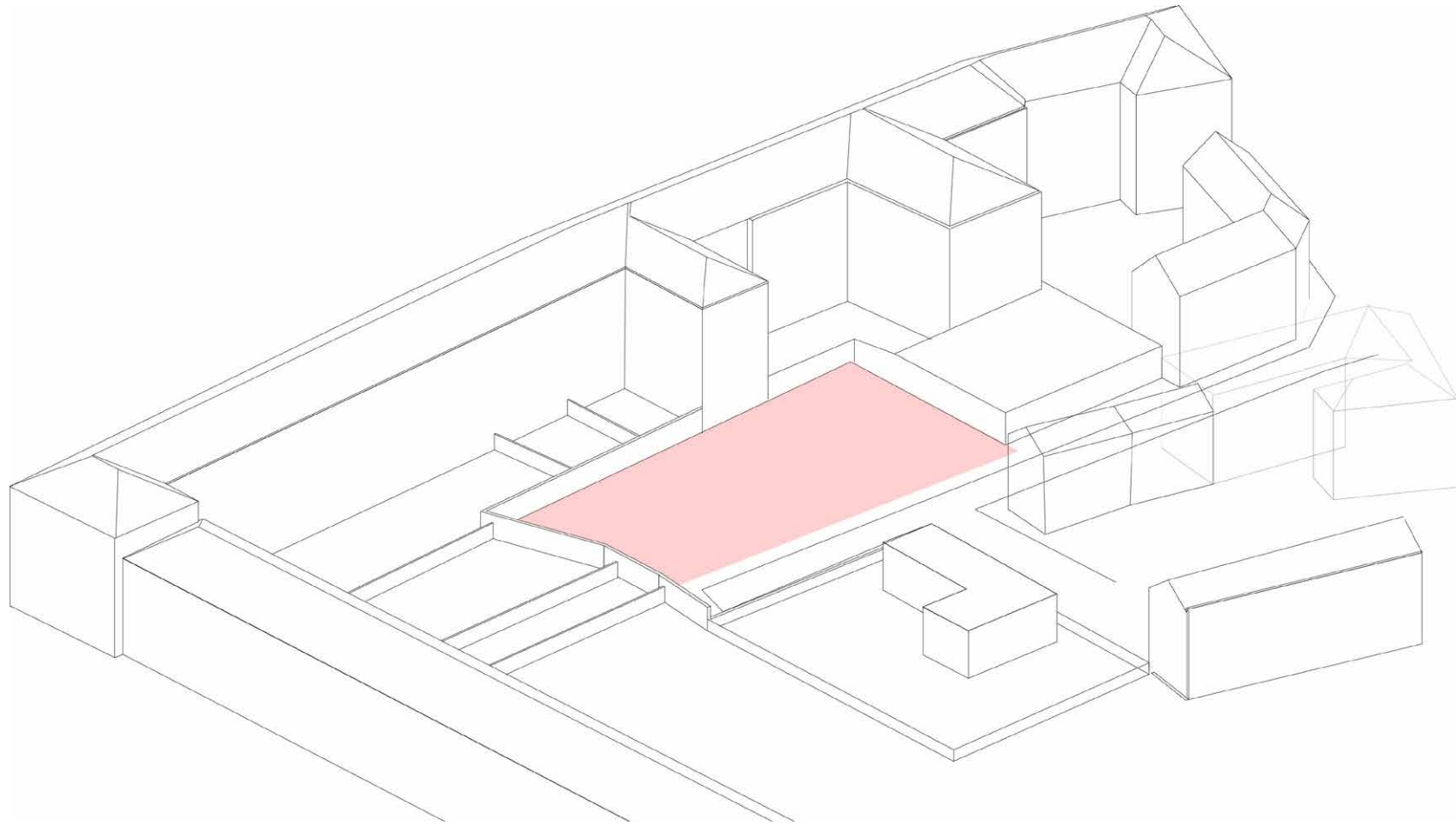
'Ban cars, plant trees'

'Accessible affordable housing. Improving pavement standards. Increasing shift to public transport away from cars'

'Improvements in street scape and cleanliness'

'this area is all tarmac and roads, it's hard to access the greenspaces'

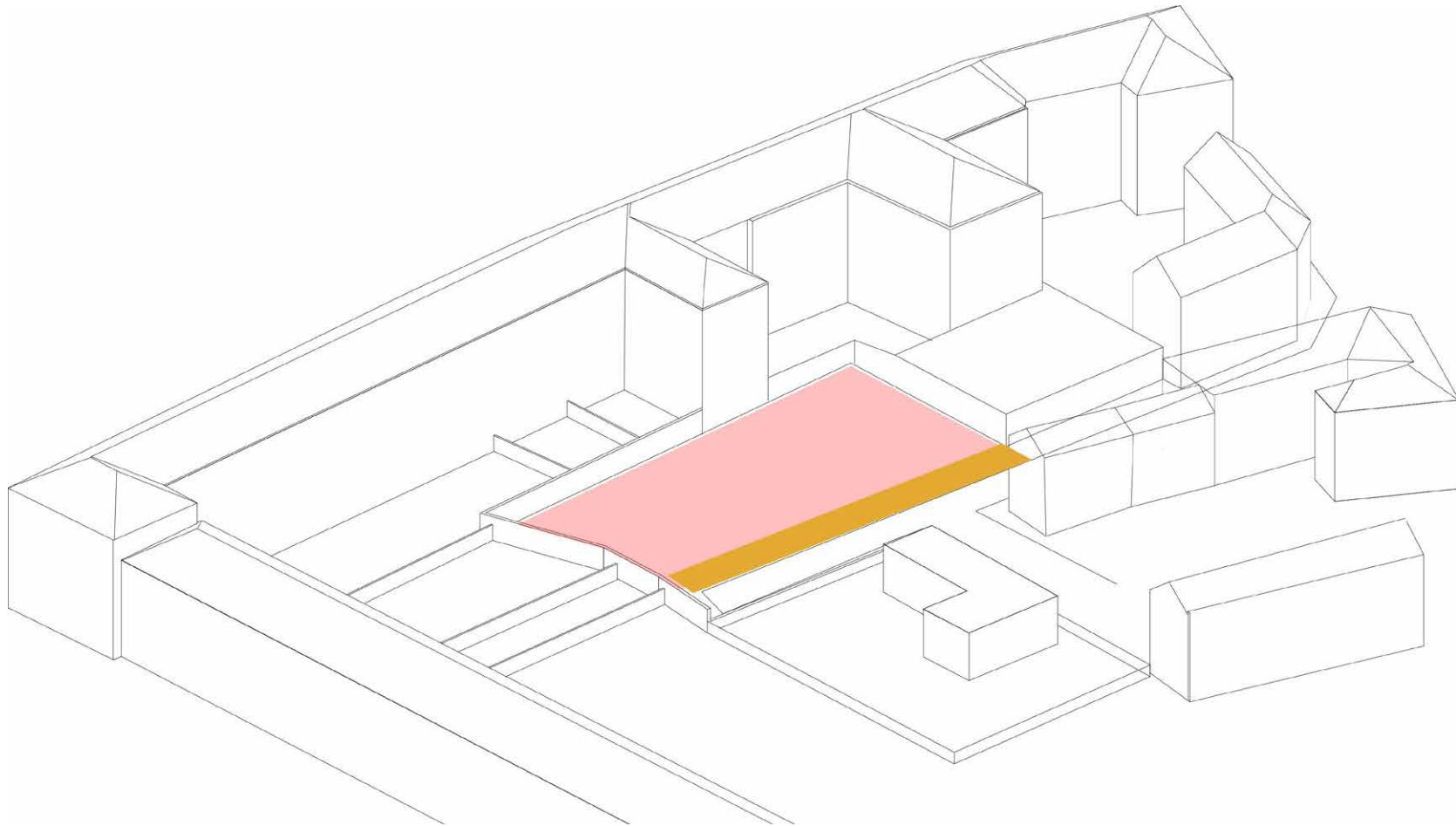
Public Consultation 1 - Listening to Feedback  
Site Plan



## Public Consultation 1 - Listening to Feedback

'The pavements aren't wide enough'

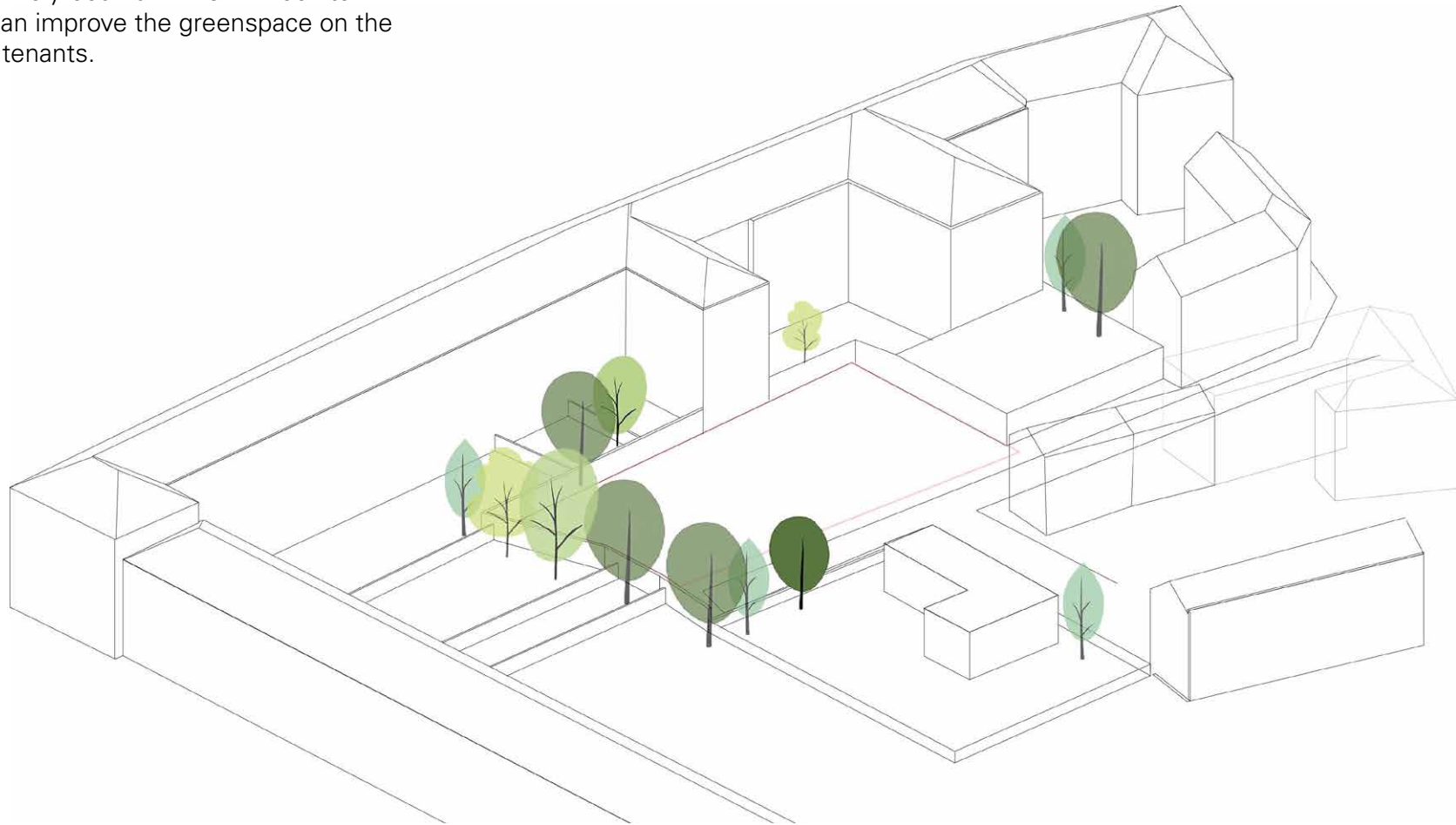
We will investigate how we will ensure the pavements within our site boundary could allow enough space for 2 wheelchairs to pass.



## Public Consultation 1 - Listening to Feedback

'The area isn't green enough'

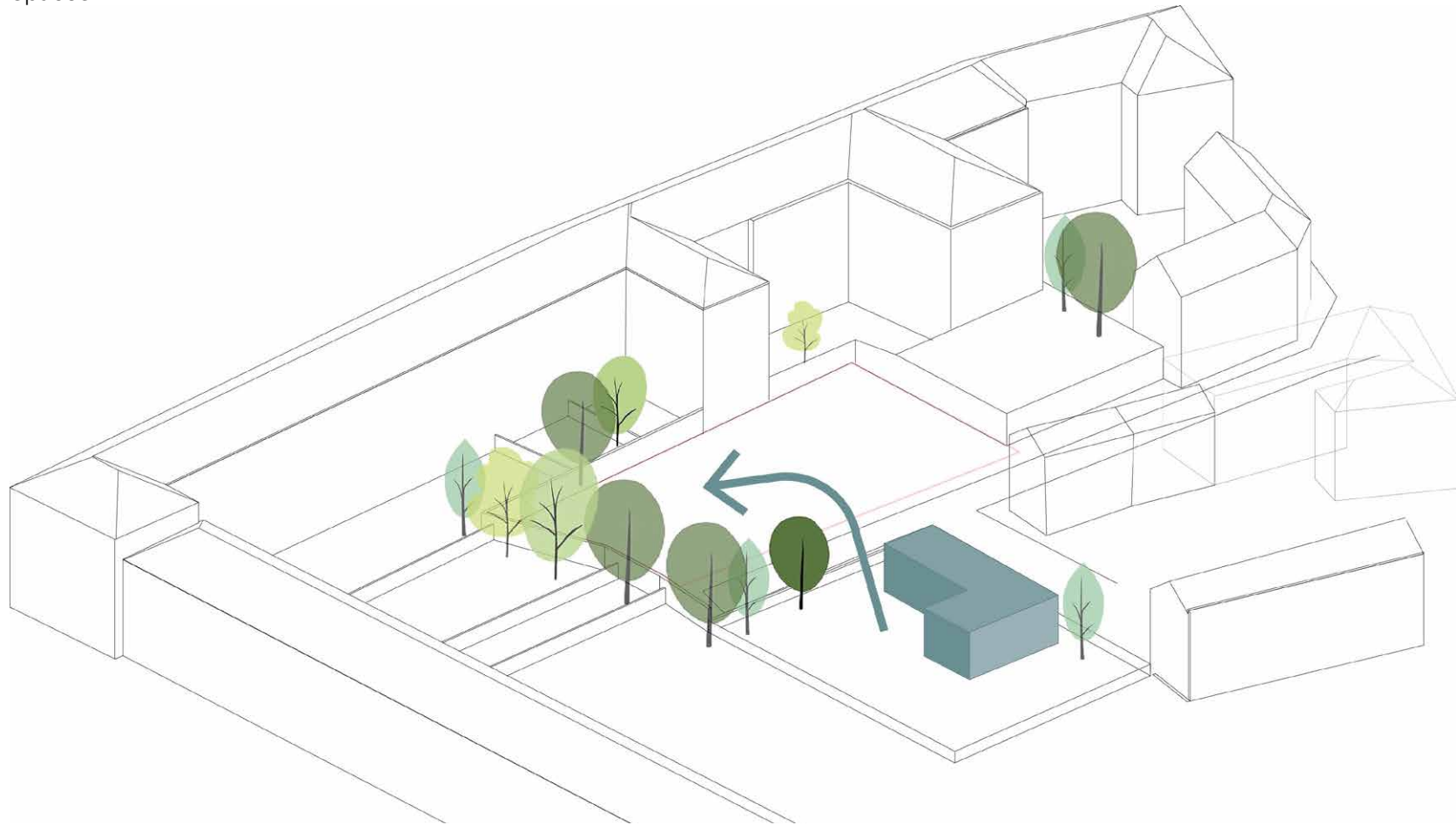
A lot of people felt that Cowan's Close isn't very green. There are a lot of trees in private gardens, and is in very close proximity to the Meadows and Holyrood Park. We will look to see how we can improve the greenspace on the site for future tenants.



## Public Consultation 1 - Listening to Feedback

'The site should work with the nursery'

We are working with the nursery head teacher to determine if we can provide space for both the tenants and the nursery to benefit from the site's outdoor spaces

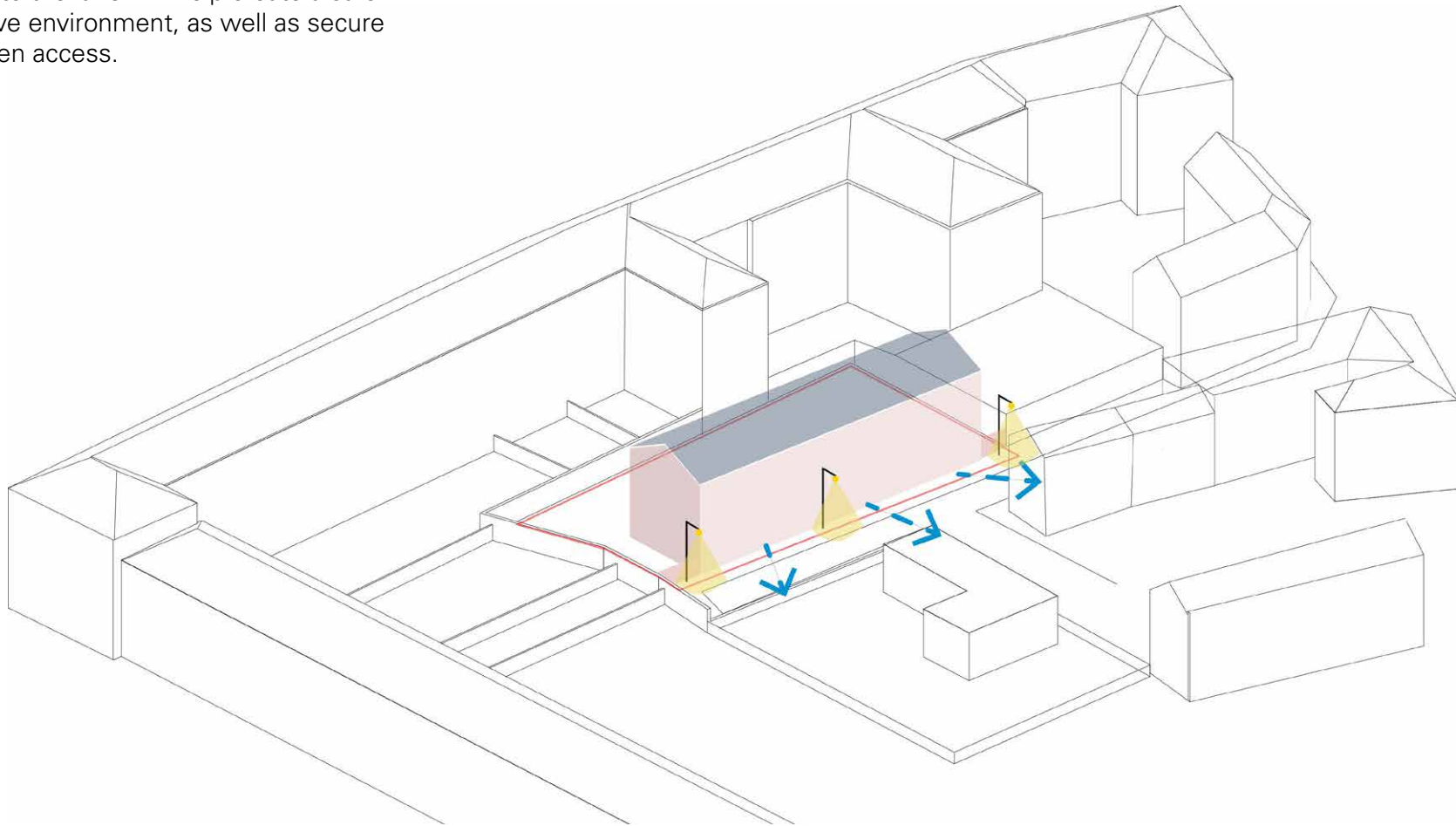




## Public Consultation 1 - Listening to Feedback

'Cowan's Close doesn't feel safe'

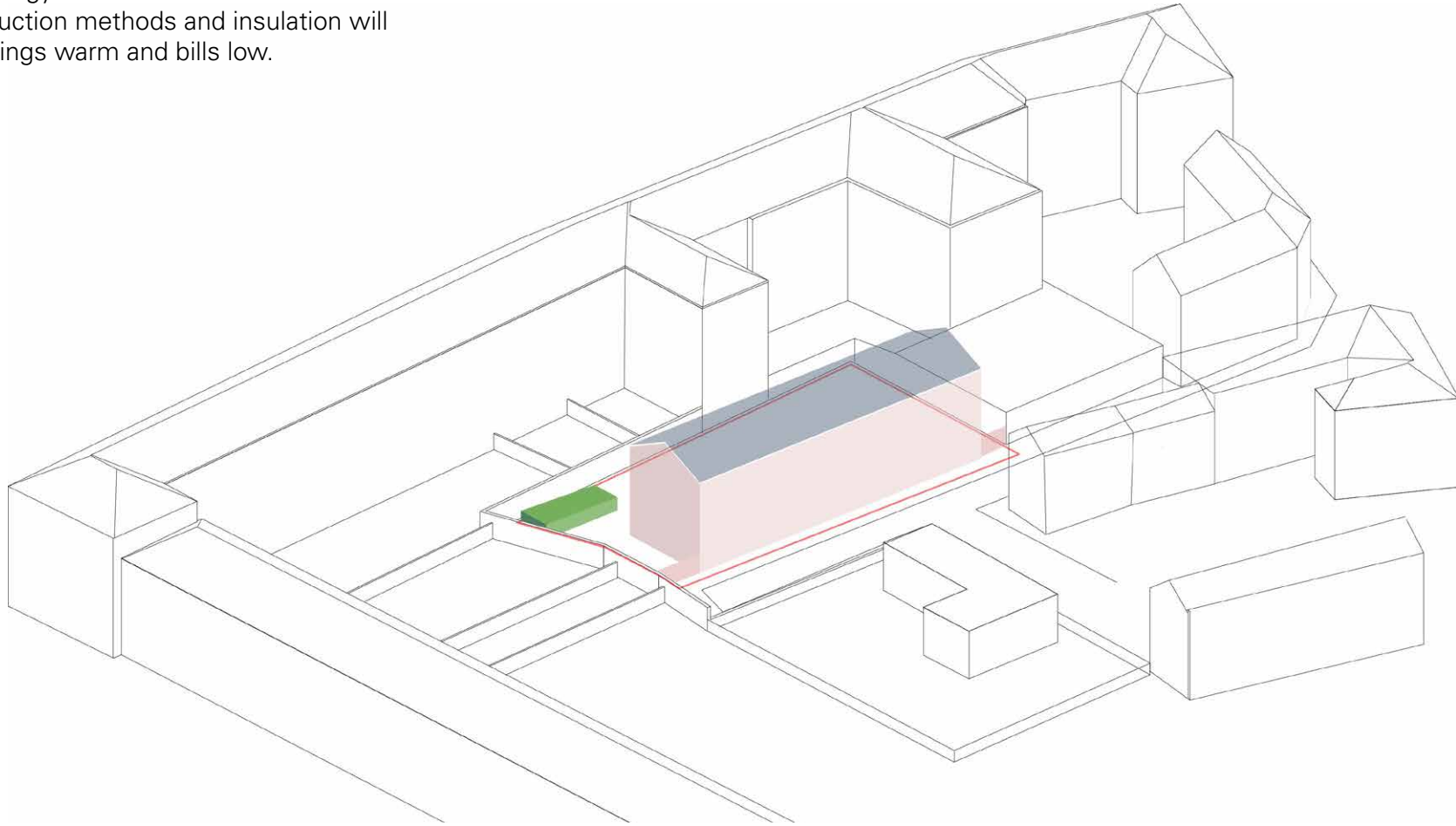
There are issues with drug-taking and people loitering down the lane. Adding a lighting down the street and a building with lots of windows looking out onto the lane will help create a safer and more active environment, as well as secure gates for garden access.



## Public Consultation 1 - Listening to Feedback

### CECs commitment to the Climate Emergency

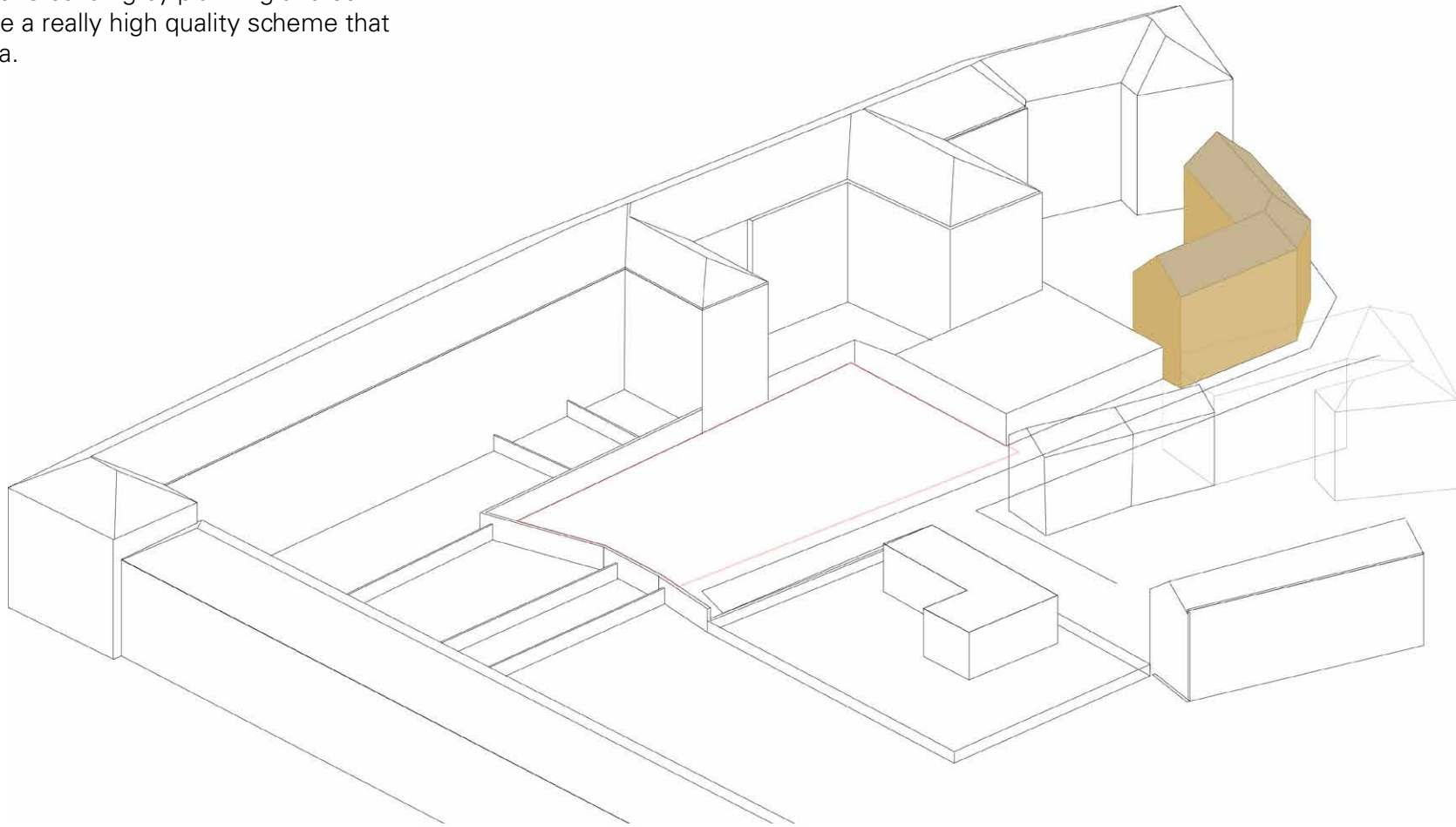
The proposal is aiming to achieve Net Zero Carbon and will use renewables - Air Source Heat Pump and Photovoltaics to generate low cost, green energy for the tenants of the site. Robust construction methods and insulation will keep the buildings warm and bills low.



## Public Consultation 1 - Listening to Feedback

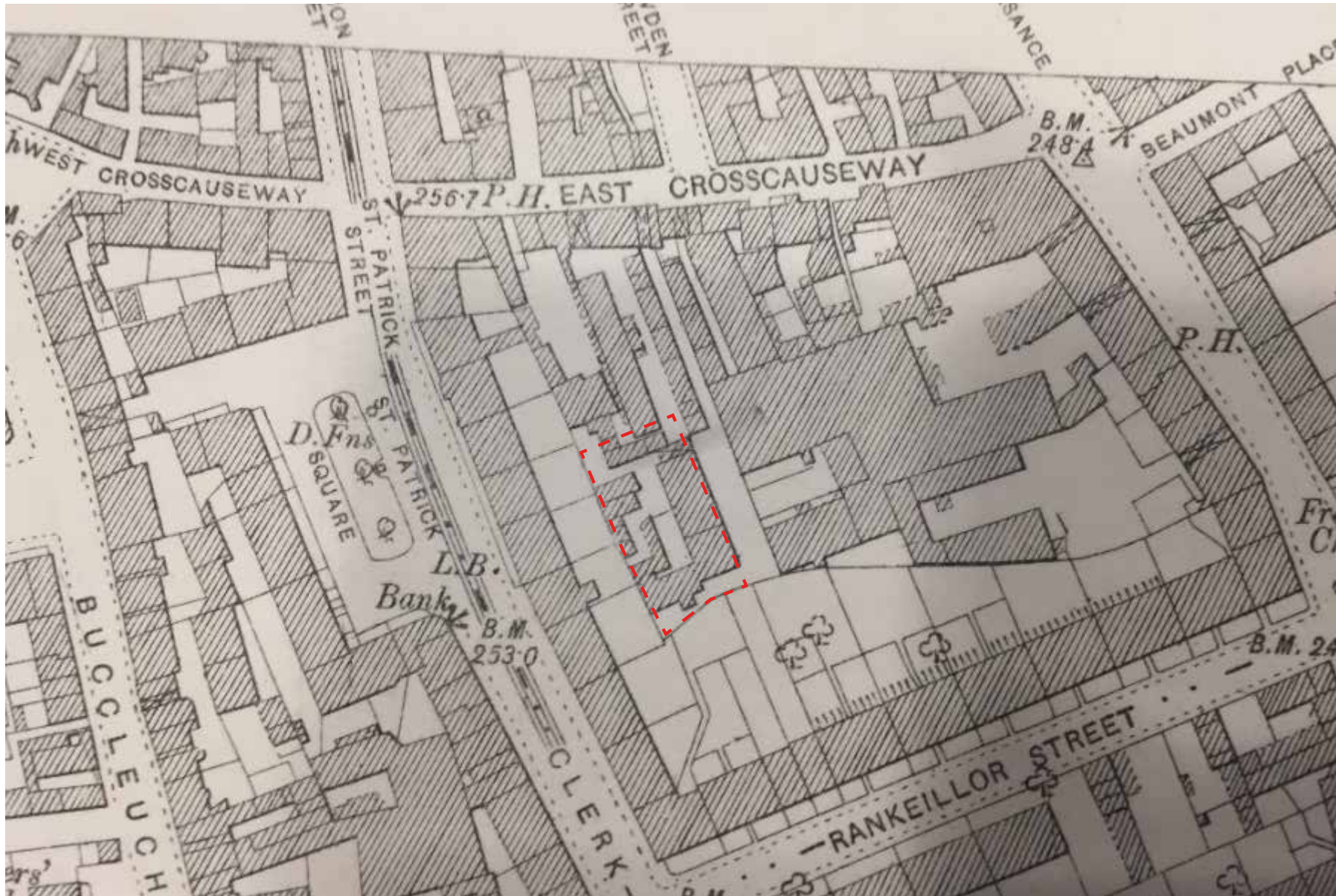
'Nice buildings in the area but Cowan's Close is neglected'

Ebenezer Macrae was a city council architect in the 1930s and one of his buildings can be found at the top of Cowan's Close. We have been asked to respond to this building by planning and our aim is to create a really high quality scheme that will lift the area.



## Public Consultation 1 - Listening to Feedback Historic Maps

Historic maps show us that there have been buildings on this site since 1816.



# Public Consultation 1 - Listening to Feedback

## Storey Height Analysis

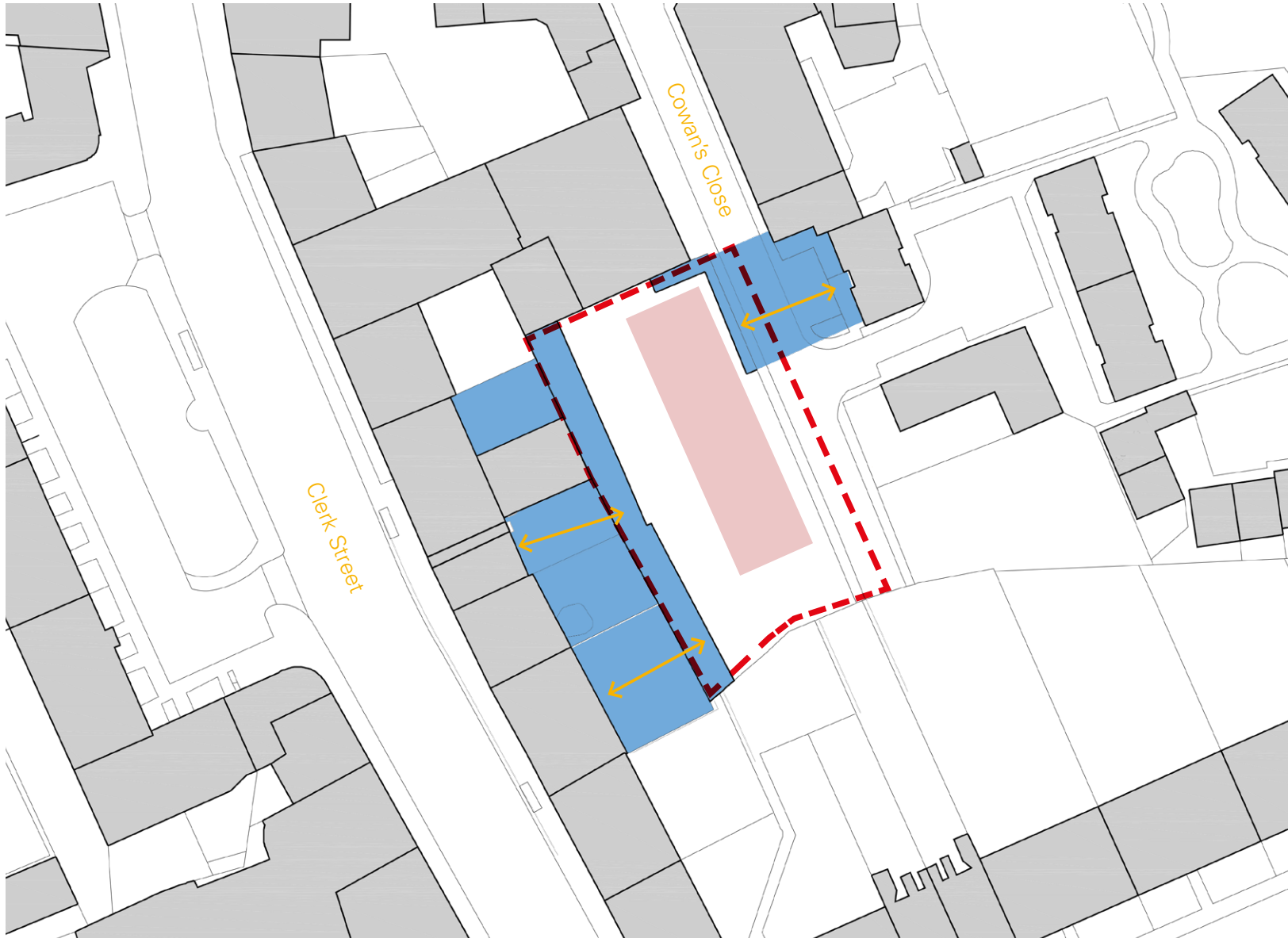


The storey heights surrounding the area are predominantly 4 and 5 storeys. With the anomaly of the single-storey bargain store to the North of the site




-  Site boundary
-  5 storeys
-  4 storeys
-  3 storeys
-  2 storeys
-  1 storey

# Public Consultation 1 - Listening to Feedback

## Overlooking is a concern

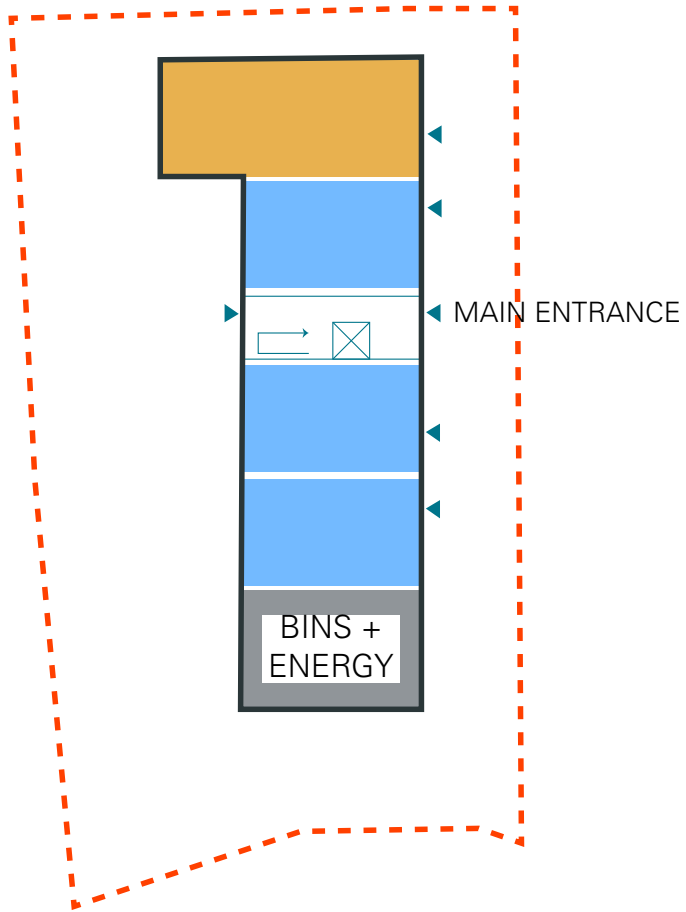


The main body of the site and the surrounding homes will not be at risk from overlooking - the blue area stipulates the planning guidance where a building would fall under the 18m overlooking rule. This rule is only for where there are windows, it does not apply to blank walls.

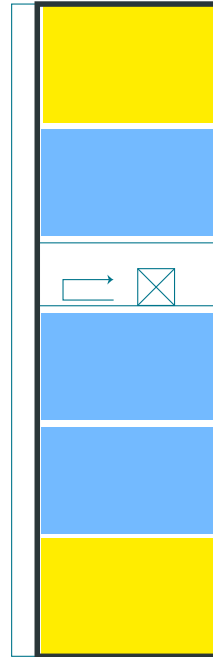
-  Proposed Building Footprint
-  Overlooking Distance - min. 18m
-  Site boundary

# Public Consultation 1 - How Many Units Can We Fit on the Site?

Ground Floor






Upper Floors



No of Floors - 4  
No of Units - 19

No 1 bed units - 12  
No 2 bed units - 6  
No 3 bed units - 1

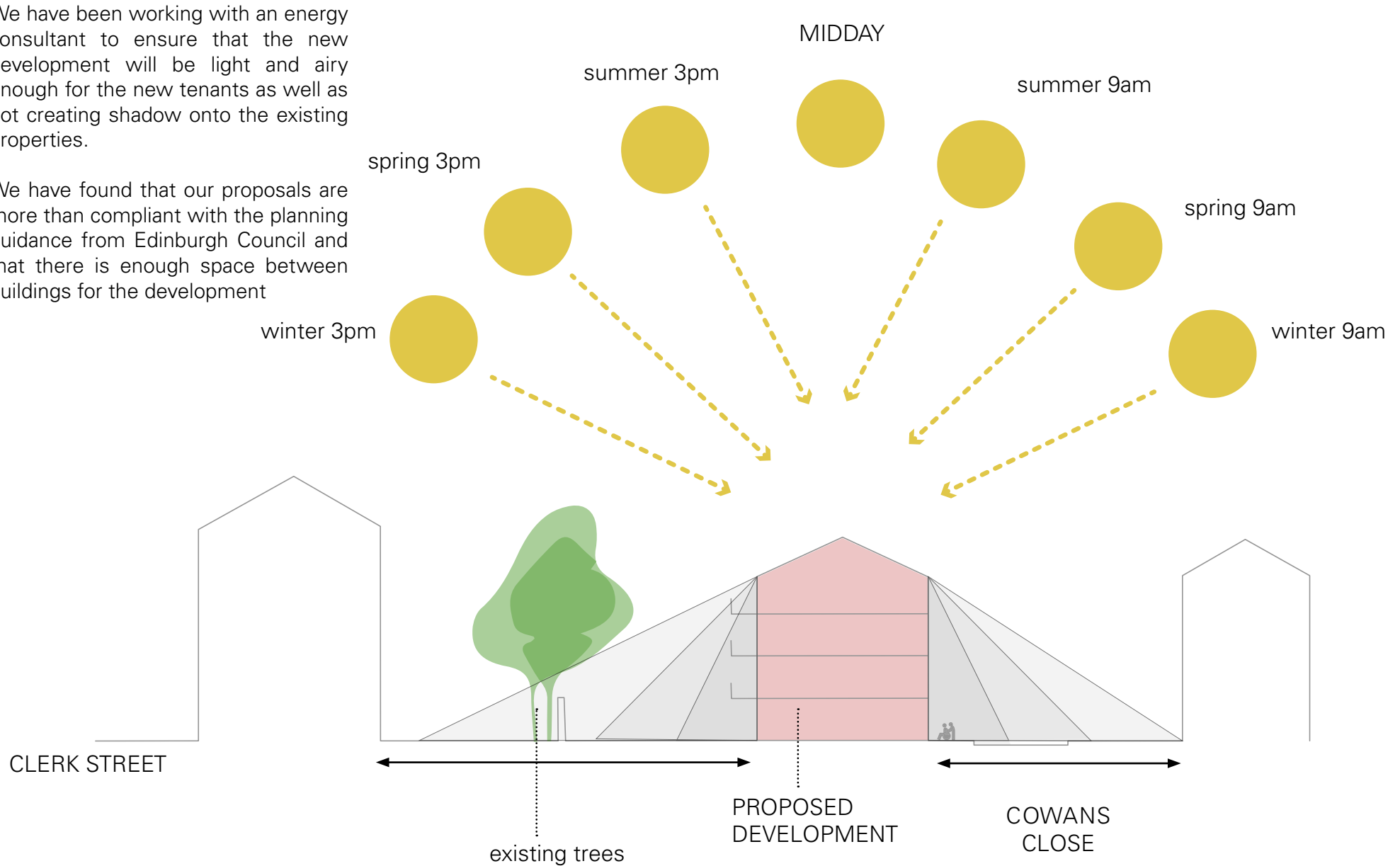
-  1 bed 2 person wheelchair flat @76m<sup>2</sup>
-  2 bed 3 person wheelchair flat @ 83m<sup>2</sup>
-  3 bed 5 person wheelchair flat @ 124m<sup>2</sup>

## Public Consultation 1 - Listening to Feedback

Will the new development overshadow existing properties?

We have been working with an energy consultant to ensure that the new development will be light and airy enough for the new tenants as well as not creating shadow onto the existing properties.

We have found that our proposals are more than compliant with the planning guidance from Edinburgh Council and that there is enough space between buildings for the development





## Public Consultation 1 - Listening to Feedback

### Overshadowing is a concern

This investigation was carried out to ensure that the proposed development will not overshadow the surrounding area - including the nursery highlighted in yellow)

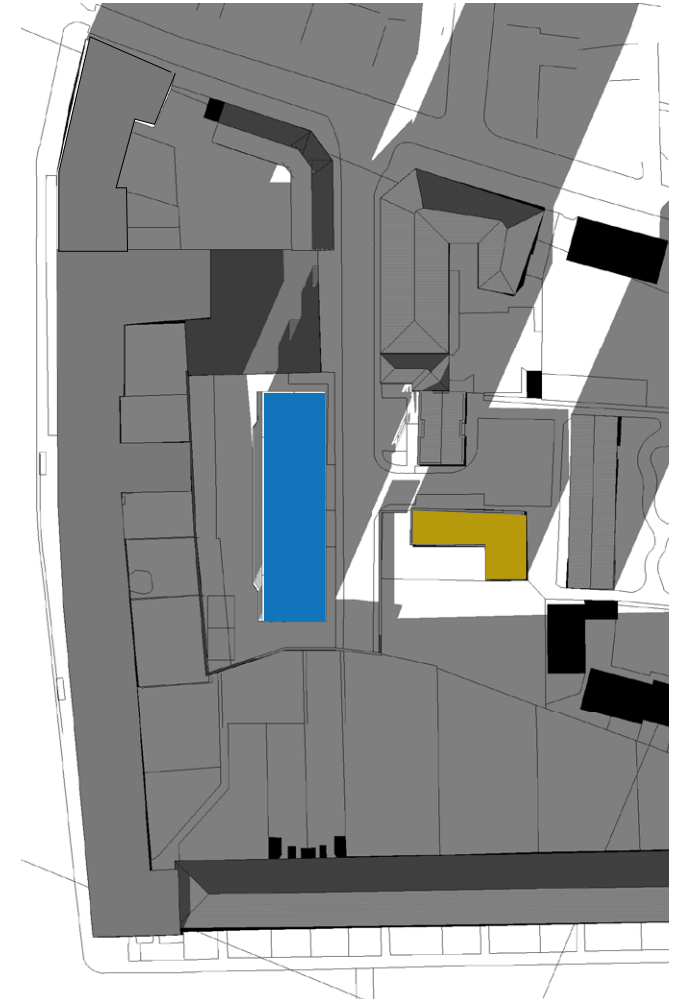
Key:  
Proposed Development:  
Nursery



Spring Equinox



Summer Solstice



Winter Solstice



## Public Consultation 1 - Listening to Feedback Creating High Quality Greenspace

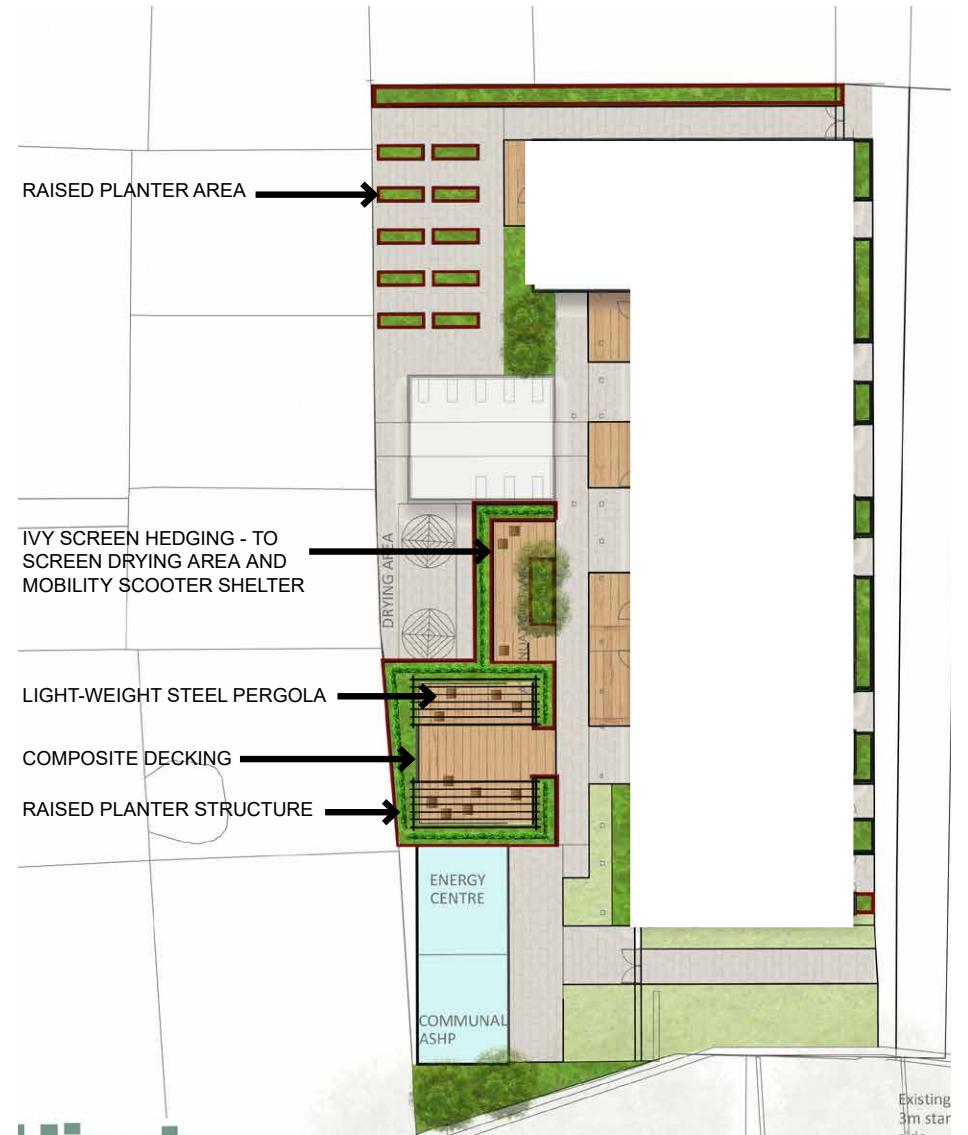
The design is at a very early stage - but here are some ideas surrounding creating high quality greenspace for the tenants and the nursery.

Ideas include:

- Picnic areas
- Growing spaces
- Mobility scooter storage
- Wide and easy to use paths for wheelchairs



Public Consultation 1 - Listening to Feedback  
 Creating High Quality Greenspace: Initial Thoughts



Public Consultation 1 - Listening to Feedback  
Choosing High Quality Materials to Suit the Surroundings



Public Consultation Event: 15th July

Planning Application: 23rd August

Cleansing Depot Vacate Site: Mid - End 2022

Site Start: End 2022