

The background image is an aerial photograph of a coastal town. On the left, there is a large industrial or port area with several large buildings, some green fields, and a long pier extending into the dark blue water. To the right, the town continues with a dense grid of residential buildings, mostly two-story houses with light-colored roofs. In the far distance, a large stadium with a distinctive curved roof is visible. The sky is overcast with white and grey clouds.

EASTER ROAD & HIBS STADIUM

Analysis and Framework Strategy

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Urban Project
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ABSTRACT

The urban project is a research proposal based on a deep analysis of Easter road and surrounding neighbourhoods. It is divided in two parts, the first corresponds to the analysis and the second is a proposal of development which tries to tackle several issues through the development of an strategy.

ACKNOWLEDGEMENTS

This report has been a great learning experience and we are thankful to our program director Dr. Ola Uduku for introducing us to the course and conducting reviews and guest lectures that have been a source of varied feedbacks.

First of all, we would like to thank our course director Kaminer Tahl for letting us carry out our study in Easter Road area, his tireless support and guidance while helping us put our experiences in new perspective; professor Luca Brunelli and Stacey Hunter for sharing their knowledge about Leith and Easter Road area with constant valuable feedback.

Furthermore, we have received invaluable input for various interviewees, experts, educationists, activists. We would especially like to thank Nuria, who works at the University's Distance Learning Department for sharing her vast knowledge about immigrant communities and social organisations in Leith, which have formed the backbone of our analysis and strategy.

ABBREVIATIONS

CEC	City of Edinburgh Council
CETS	Co-operative Education Trust Scotland
DMU	Diesel Multiple Unit
ENISA	European Network and Information Security Agency
Hibs FC	Hibernian Football Club
LDP	Local Development Plan
LNP	Leith Neighbourhood Partnerships
MIR	Main Issues Report
NPF	National Planning Framework
NRIP	National Renewables Infrastructure Plan
OECD	Organization for Economic Cooperation and Development
PEB	Program on Educational Building
POLHA	Port Of Leith Housing Association
PPP	Public Private Partnership
SDP	Strategic Development Plan
SESPlan	Strategic Development Plan for Edinburgh and South-East Scotland
SNS	Scottish Neighbourhood Survey
SPP	Scottish Planning Policy
UK	United Kingdom

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BRIEF

The Urban Projects report is an academic work from the Masters programme MSC. Urban Strategies and Design 2015-16, delivered jointly by Edinburgh College of Architecture and Landscape Architecture (ESALA) - The University of Edinburgh and Heriot-Watt University. It was carried out in the Semester 2 (January - April 2016) as a collaboration between authors Leticia Valle Garcia and Jyoti Vijayan Nair, on a given site - in this case, Hibernian Stadium and Easter Road in the Leith area of Edinburgh, Scotland.

The aims of this assignment is to develop the following skills of :

1. Urban Analysis

Expanding the case studies from semester 1 to the in-depth study of the urban condition of a specific area, using diverse methodologies (interviews & fieldwork, mappings, etc.) to develop a holistic understanding of the urban environment. The analysis is primarily team work.

2. Urban Project Proposal

A reaction to the analysis in the form of a detailed urban project proposal, which outlines the diverse comprehensive means of transforming the urban area in question, of bettering it for the benefit of its residents, via changes in policies, in regulations, improvements to education, built environment, transport, political representation etc.

The proposal is a strategic framework for the Easter Road Area and Hibs Stadium formulated on the basis of analytical conclusions obtained through this study. A part of the development brief, is the introduction of Game Changer, a Non-Governmental body, working closely in collaboration with Hibernian Football Club which aims to "harness the power of football to help tackle inequalities and to promote social justice". Game Changer is working towards many flagship projects such as Entrepreneurial Startup Zone and Learning Centre at Hibs Stadium, Easter Road and a proposed family centre and Growing Centre at Ormiston, East Lothian. This report is a strategic development framework envisioned along the lines of the visions set by Game Changer in their brief, which aims to work towards a Wealthier and Fairer, Smarter, Healthier, Safer and Stronger, and Greener social outcomes for "Leith, Edinburgh, the Lothians and South East Scotland.



AIM

The aim of this report is to understand the link between the Hibs Stadium and Easter Road area with its immediate urban environment and propose potential improvements to its physical and social fabric. To be able to fulfil this aim, four key questions have formed the basis for our investigation.

- How has the history of the place shaped and evolved use of the built environment?
-
- What factors contribute to the existing economic and social backbone of Leith Walk and Easter Road?
-
- How can these factors contribute to the development of socially sustainable communities and what is our role as facilitators to this development?

METHODOLOGY

To study the area, a site boundary was established, demarcating the interest areas from the rest of Edinburgh. The analysis for the study has been carried out primarily through two types of sources :

Primary Sources of information collection such as visual observations through frequent site visits, personal interviews of locals and activists, and photo documentation.

Secondary Sources such as literature reading of planning policies, development plans by council and various other governmental and non-governmental organisations, proposed developments and their scope, etc.

The **theoretical framework** adopted for the report broadly categorises it into three major parts, viz *Introduction, Analysis and Strategy*. As the name suggests, *Introduction* aims to provide the reader an overview of Hibs Stadium area with respect to Leith and Easter Road, its locational context and a brief historical timeline of its development in the last few centuries.

Analysis section is further divided into

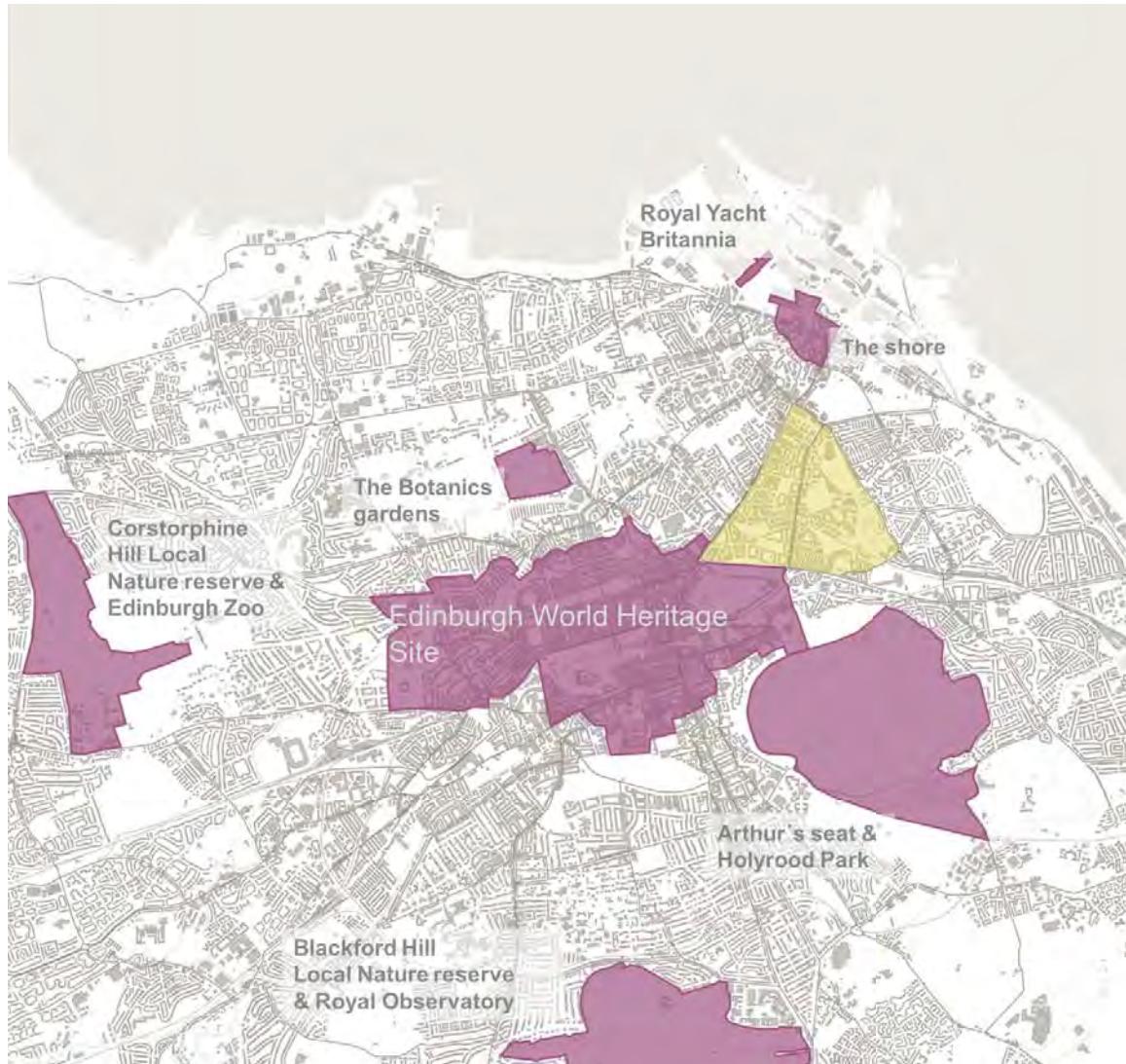
three parts, viz Physical, Socio-Economic and Socio-Political. The former primarily deals with the physical aspect of the site such as existing Land-use patterns, Green Areas, Transport and connectivity, Pedestrian Activity and Architecture Typology. For all practical purposes, these can be noted as data collected purely through *secondary* internet sources and *primary* visual exploration, and do not involve any societal aspects involving people. *Socio-Economic analysis* constitutes data on local demographics and economic structure of the area, collected through *Secondary* online sources such as Scottish Neighbourhood Survey, City of Edinburgh Council websites. The context of economic policies have also been briefly described in this section with an introduction to proposed developments by the council. *Socio-Political analysis* is essentially a first-hand analysis of existing authoritative structures in the area. It provides a detailed analytical review of the major organisations and institutions that work towards strengthening of the community.

Lastly, the *Strategy* section constitutes recommended proposals, an outcome of analysis and are guidelines for potential developments aiming at strengthening of the social and political infrastructure of the area.



Bottom of Leith Walk

INTRODUCTION



INTRODUCTION

Easter Road area is located to the North-East of Edinburgh city centre and in closer proximity to the Port of Leith or Shore, area of historical importance whose popularity has grown in recent years after a process of regeneration and enhancement of its public realm, becoming a new focal point within the city. The main street which connects the city centre with this area is Leith Walk, centre of vitality of the zone.

Although its attractiveness and the growing interest among the Edinburgh citizens, only the 2% of the tourists who come to the city visit the Shore. Even the Royal Yacht of Britannia, set besides the Ocean Terminal mall centre, does not seem to influence the visitors flow in the area despite being the sixth most popular paid attraction in Scotland (Leith Study Report, 2014).

LOCAL CONTEXT

The extension of the tram lines and the plans for the development of the waterfront, repeatedly interrupted and paralyzed for the time being, could bring a new opportunity to exploit its touristic potential.

Apart from the Shore and the World Heritage site of the city centre of Edinburgh, other main touristic attractions in the surrounding area are the Botanic gardens to the West and the Arthur Seat to the South, a treasure of natural life in the heart of the city with incredible views of its cityscape.



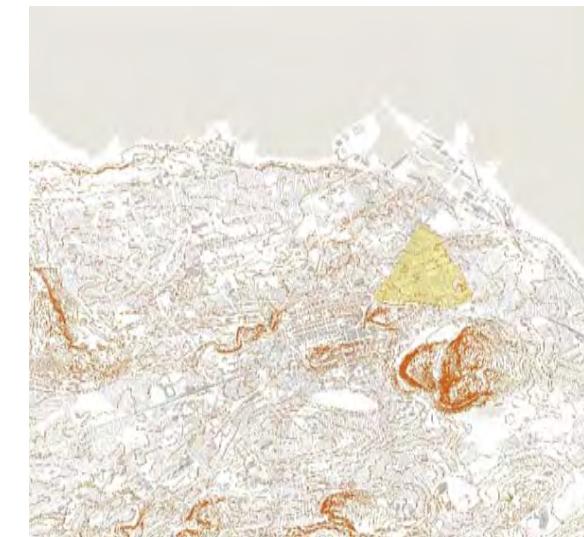
The Shore. Source: website Martin Whishart website



The Botanic gardens. Source: vizst.com



Arthur Seat. Source: Voxster.ru



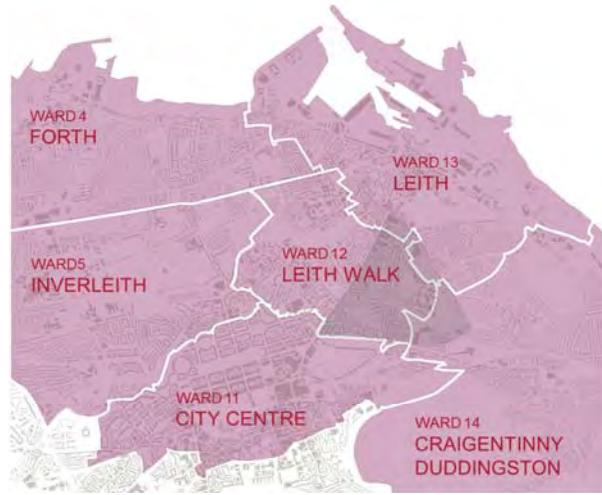
TOPOGRAPHY

Easter road area is located on a gentle slope that goes down towards the sea, although this feature is not visible from the area due to the dense built environment. However, Calton Hill to the South offers a gentle perspective of the whole place with the sea at the bottom. The other natural feature with a strong presence in this zone is Arthur Seat whose magnificent views can be observed from Easter Road and some of the streets that run perpendicularly to it as in the case of Brunswick road and from the bottom part of Lochend Road.



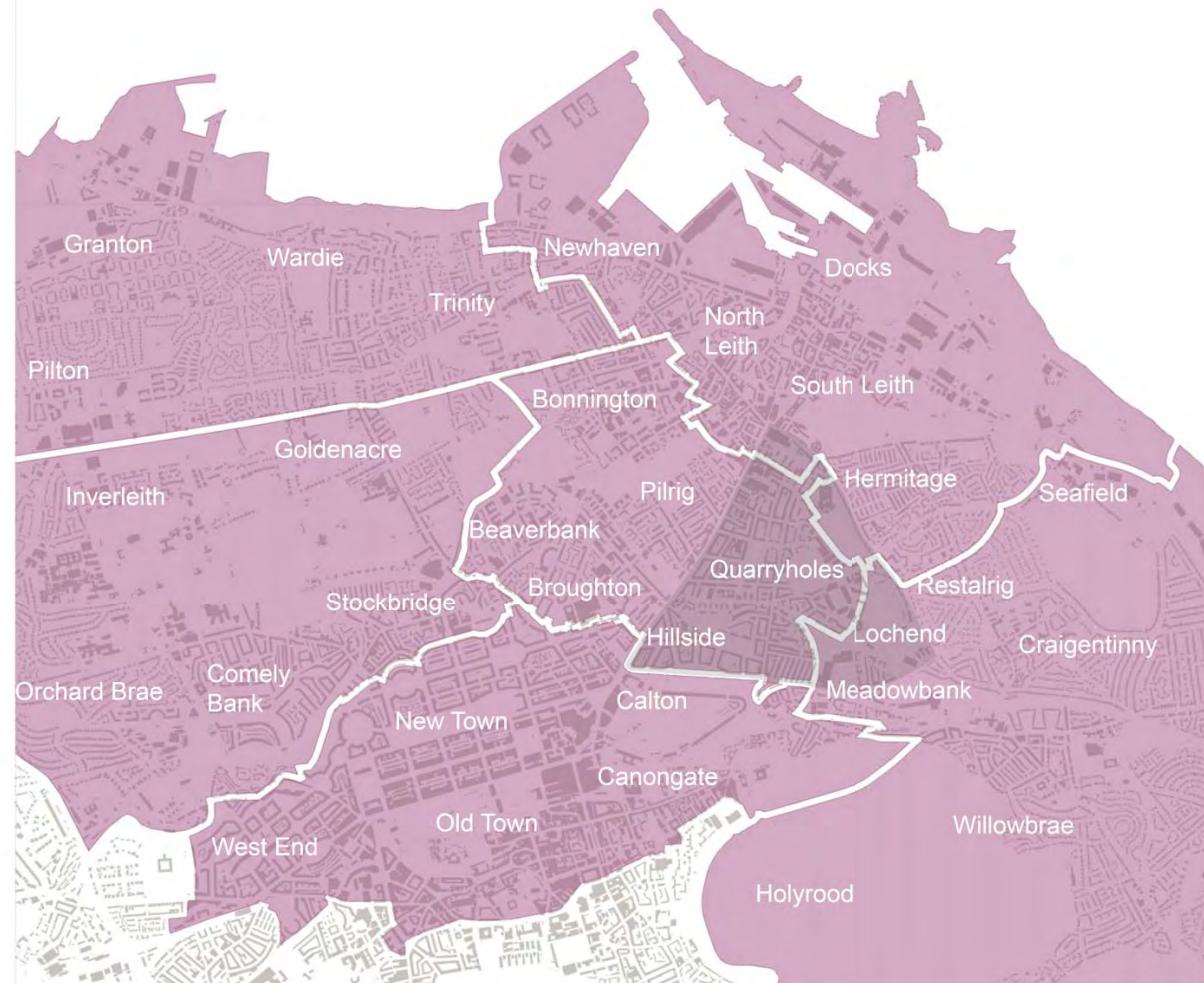
GEOGRAPHICAL CONTEXT

Easter Road will be the axis of the area studied in this report although it does not play a role of main street within the city. The street which plays this role is Leith Walk, in the Western border of the considered area, showing an active urban life image, with main bus routes from the city centre to the North and a whole range of third sector services as restaurants, pubs and retailing. To the East, another road, Lochend road, with a more local and residential character delimits our principal area of research.



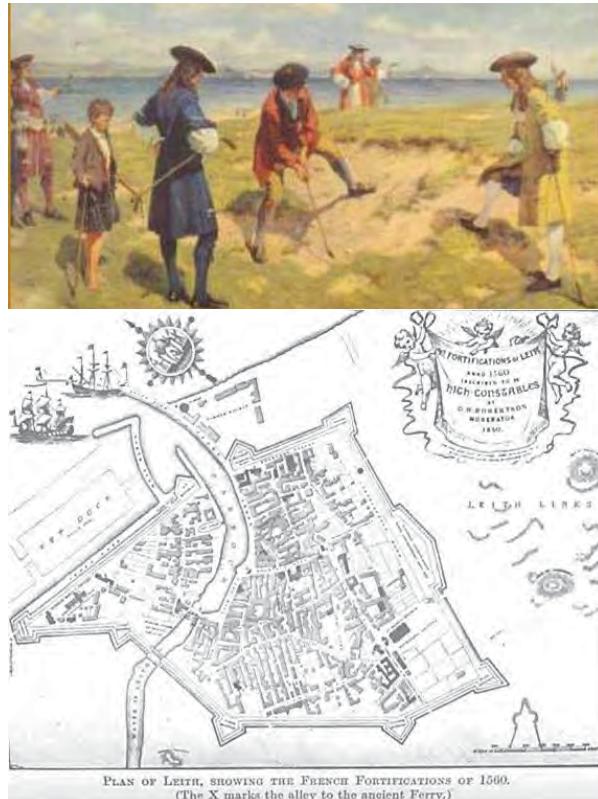
ADMINISTRATIVE DIVISIONS

Considering the ward administrative divisions established by the Edinburgh city council, the area to analyse belong to three different wards: Leith Walk, Leith and Craigeninny-Duddingston wards. This location among three different districts will determine part of the further analysis developed in this report. Each of this wards, in turn, are divided in several parts which are not always clearly delimited but whose names are frequently used when referring to these areas.





LATE MEDIEVAL & EARLY ENLIGHTENMENT



The first known international foursome, Leith Links, 1681. (Top)
Map of Fortified Leith 1560

HISTORICAL BACKGROUND

PORT LEITH

Leith has played an important role in the history of Scotland. Mary of Guise ruled Scotland from Leith as Regent and her daughter, the Queen of Scots remained in France. Ship building industry flourished under her rule, also encouraging encampment of French troops in Leith. The first major built construction in Leith was its fortification for the French garrisons who had landed in Leith.

Earliest known settlement in Leith was around Leith Links, formerly used as a Golf Course. The Giant's brae in Leith Links was built as an artillery mound during the Siege of Leith, 1560 and are listed as scheduled monuments.

During the mid-sixteenth century, Leith became an important administrative link



Mary of Guise, c. 1537

for Edinburgh and a rampart was constructed between Calton Hill in 1650 and Leith. The rampart developed later into a footpath described by Daniel Defoe, writing in 1725 and recalling his time in Edinburgh in 1706, as "a very handsome Gravel-walk, 20 Feet broad, continued to the Town of Leith, which is kept in good repair at the public Charge, and no Horse suffered to come upon it." (Defoe, p. 86, retrieved 1978). At the time of its creation it provided an alternate route from Leith to Edinburgh which was shorter as compared to the Easter road route. It was forbidden to wheeled traffic, which is why it came to be known as "the Walk". However in 1763, when the construction of North Bridge began, Leith Walk became a major coach route transporting goods from the shore to Edinburgh.

SHRUBHILL

Shrubhill on Leith Walk was known to be gallows for criminal execution during the medieval period. With Leith Walk established as a coachway in late 18th century, shrubhill served as a stopping point for travellers in Halfway House, which existed as a pub until 1981 (picture on page 22). It later was the site



EARLY MEDIEVAL & MEDIEVAL

for Leith Walk Railway Station in 1870s and with the operation of trams in 1893 Shrubhill soon became a tram stop for travellers from Edinburgh to Leith until it was abandoned in the 1980s. This site is now being considered for housing development by the Edinburgh Council.

LEITH FORT

During the American war of Independence, in 1779 US Navy troops tried to capture Leith and hold it for ransom in an attempt to destroy the British Empire's commerce in the North Sea. This scare led to the construction of Leith Fort in 1780 by the New Town architect James Craig which was operational until 1955 serving as the venue for Nation Service Training. After 1955, most parts of the fort were demolished, for a new award-winning housing development by the council, howev-



Leith Fort built in 1780, Elevation and Plan



Leith Fort replaced by Council Housing in 1955.

er retaining the old fort walls. The housing, which was a standard modernist solution to social housing, soon became notorious for its reputation for violence and drug taking. In 2013, the sorry state of the building and its social condition led to its demolition by the council. This site is now undertaken by Port of Leith Housing Association, which is located just a few blocks



north of the site boundary or study area. The new high-rise housing being proposed is a collaboration between the Association and the Council and is expected to be fully constructed by 2018.



AGE OF ENLIGHTENMENT



Morphology Study

Hereafter, the history section consists of Morphological analysis of the site, adapting from historical maps from three centuries - from 1870, 1940 and 2015.

TENEMENT HOUSING

While the New Town was already under rapid morphological transformation, the growing need for more housing was expanding outside the boundaries of city centre. The reconstruction of Leith Walk as a "splendid causeway" under the council's expenses in 1810, gradually resulted in the commissioning of mass tenement housing began in 1870s, mainly at the bottom of Leith walk, closer to Calton Hill, gradually moving upwards. These were more towards the East side as the west already had some big mansions, and that difference in economic condition prevails even today. Central Leith Walk constituted of Nurseries along Eastern side, leading to chemical works and saw mills further up North in the present zone between Gordon Street and Lorne Street. However, Easter Road continued to be surrounded by massive farmlands with little or no major construction except a notable Quarry near the present Dalmeny Street.

RAILWAYS

Railways were invariably the major infrastructural developments, with North British Railway owning major pieces of land. A Locomotive Depot at the present location of Mead-

AGE OF ENLIGHTENMENT



owbanks Stadium, a goods station opposite present day Mc Donald's Library, Abbey Hill Station on London Road, and a Leith Walk Station at Shrubhill. Some of these railway lines continue to exist, though seldom used.

CEMETERIES

The area consists of two major cemeteries that were established in 19th century and continue to function today - Rosebank Cemetery in Pilrig, which was private until 1980, until it was bought by the council and Eastern Cemetery, which is privately owned and was opened in 1885. The proximity of Eastern cemetery to Hibs Stadium makes it a resting ground for many football fans.



Hibernian 1875

HIBERNIAN FOOTBALL CLUB

Hibernian Football Club or Hibs F.C. played their first match at Meadows 1875. The club first moved to the Easter Road area in 1880 (Inglis 1996, p. 450), to a ground known as Hibernian Park (Lugton, 1999, p. 46). This location had the advantage of being equidistant between their two main sources of support, the Irish immigrant communities in the port of Leith and the Old Town of Edinburgh (Lugton, 1999, p. 46). When Hibs suffered financial difficulties in the early 1890s, the lease on Hibernian Park expired and developers started building what would become Bothwell Street (Inglis 1996, p. 450). The first match at Easter Road was played on 4 February



Cable Car Trials in Leith

1893, a friendly against Clyde (Lugton, 1999, p. 205).

Hibs were only renting Easter Road, which Edinburgh city planners had designated for future development. This meant the club were unwilling to develop the ground and looked for alternatives (Inglis 1996, p. 340). The long-term future of Easter Road was only secured in 1922, when the club agreed a 25-year lease on the ground. (Inglis, 1996)

CABLE CARS AND TRAMS

In 1888 the Edinburgh Northern Tramways started Edinburgh Cable Cars. This had its depot on Henderson Row, formerly Scottish Life Assurance. (Booth, 1988). In 1920 this was



eletrified in Leith, while cable-hauled trams still operated in Edinburgh.

MODERNISM

At the opening of 20th Century, there was a significant rise in tenement construction on both Leith Walk and Easter Road, especially after the establishment of the Stadium on Easter Road. Industrial activities and council housing, typical of modern era led to the development of new areas like Bonnington and Restalrig. Railways continued to flourish with the establishment of another major railway link between Portobello and Bonnington during the first half of the century.

MAJOR HISTORICAL LANDMARKS

McDonald's library, originally built as Nelson House in 1902 was one of the most notable buildings in Baronial Renaissance Style by H. Ramsay Taylor (Gifford Et al, 1984). It continues to be a landmark and public library run by Edinburgh District Council.

However, some of the landmarks have disappeared with time. The Alhambra Cinema, which stood at the end of Springfield Street, was replaced by a Tyre and Exhaust Centre



EARLY 20TH CENTURY



Alhambra Cinema (Top) and Shrubhill Place (Bottom)

(now a wine warehouse). This Egyptian style building was originally a theatre. Now it is remembered only in the name of a pub on the opposite side of the street.

Pilrig Church (now Pilrig St Paul's Church) is visible along the entire length of Leith Walk. It was designed by architects Peddie and Kinnear and constructed in 1861. The hall to the rear is however a later addition from 1892 (Gifford Et al, 1984).

One of the major contribution of modern town planning was the development of Lochend public park around the Lochend Loch. The site constituted of a 16th century dovecot built to supply pigeons to Lochend Castle. In 1564 it was used as a "plague kiln" to burn clothes and bedding of infected people during an outbreak of plague. In the 19th century it served as a boat house for the Royal Humane Society who were set up to save people from drowning. (Listed Building Report, retrieved 2010)

LEITH CENTRAL STATION

Leith Central Station was opened in 1903 at the top of Leith Walk, in the present location of Tesco Superstore on Easter Road.

It formed the terminus of a North British Railway branch line from Edinburgh Waverley - a major passenger route connecting Princes Street to Leith. To the South of the station, on Gordon Street, existed a goods railway line connecting Portobello to Bonnington. This railway line was elevated and existed over buildings on Gordon Street to the East and Jane Street to the West of Leith Walk. An elevated bridge on Leith Walk made this connection possible, and existed until mid 20th Century. However, there have been proposals by contemporary urban design firms such as Biomorphis, to re-establish this connection for an elevated park, inspired by famous elevated parks of Skyline in New York and Viaduc des Arts in Paris.)Forbes & Holden, 2015)

Following the amalgamation of the City of Edinburgh and the Burgh of Leith in 1920, the two formerly separate tram systems were



Railway Bridge above Leith Walk



EARLY 20TH CENTURY



joined. The improved services provided intense competition with the railway, affecting the viability of Leith Central station. It was closed down in 1952 and reused as a DMU Depot until 1972. The derelict station became a refuge for drugs addicts and the train shed was eventually demolished leaving behind the terminal building and clock tower. Later, in 1982 it was developed into Leith Waterworld, now Jungle Adventure and the recently built Tesco Superstore.

HAWKHILL RECREATION GROUNDS

Leith Caledonian Cricket Club, used what used to be called Hawkhill recreation ground, north of Restalrig. It was also used by Leith Athletic after it was established in 1887. (Smith and Smith, 2002) In 1891, Hibernian played its first match at Hawkhill, but withdrew after differences over the terms of lease resulting in Hibs exit. (Smith and Smith, 2002).

RESTALRIG

Easter Road continued to be surrounded by massive farmlands with little or no major construction except a notable Quarry near the present Dalmeny Street. After the

first world war, mass public housing commissioned in Restalrig, in the area directly East of the stadium. These were built in the classic garden suburb style wherein each house was placed centrally in a plot with private garden on the front and rear. While further up north of Hawkhill ground, long continuous two-storey block of housing was built in the neighbourhood now called Restalrig Terrace.

After Second World War, the area of former Hawkhill recreation grounds was converted to Restalrig's first typology of housing.





CRAWFORDS BISCUIT FACTORY

Crawfords biscuit Factory, established, now the Biscuit Factory hosts studio spaces for startups and small businesses.

In early 20th century Bonnington started developing as an industrial area with factories and mills in close proximity to each other and came to be known as Bonnington Industrial Estate.

In 1947 by the famous biscuit company Crawfords Biscuits the factory and warehouse sits on Anderson Place. It served as their home for about 10 years. However it has been unoccupied for the past 8 years until it was eventually taken up by the startup enterprise.



MEADOWBANKS SHOPPING CENTRE

Meadowbanks Stadium was built for the Commonwealth Games in 1970 and was used again for 1982 Commonwealth Games. However, in the last two decades it has been in a ru-down condition, which will be discussed later in the policies section.

Meadowbanks shopping centre was built on brownfields in 1997 in what used to be a brewery and foundry in close proximity.



LEITH ACADEMY

In May 1991, the new building for Leith Academy, one of the oldest schools in Edinburgh, was built along the north of Easter Road, west of Leith Links. "The building incorporated the design principles of "planning for change" developed by the OECD Programme on Educational Building (PEB)." (OECD, 2004, p 51). It demonstrates an innovative design with an idea of a "Main Street" starting from one end to the other with departments that branch out.



HIBS STADIUM STANDS

In 1995 the Easter Road stadium underwent major developments. All four stands were built and the ground was made all seated by the installation of bucket seats in the East Terrace during 1995. (Colin, 2016).



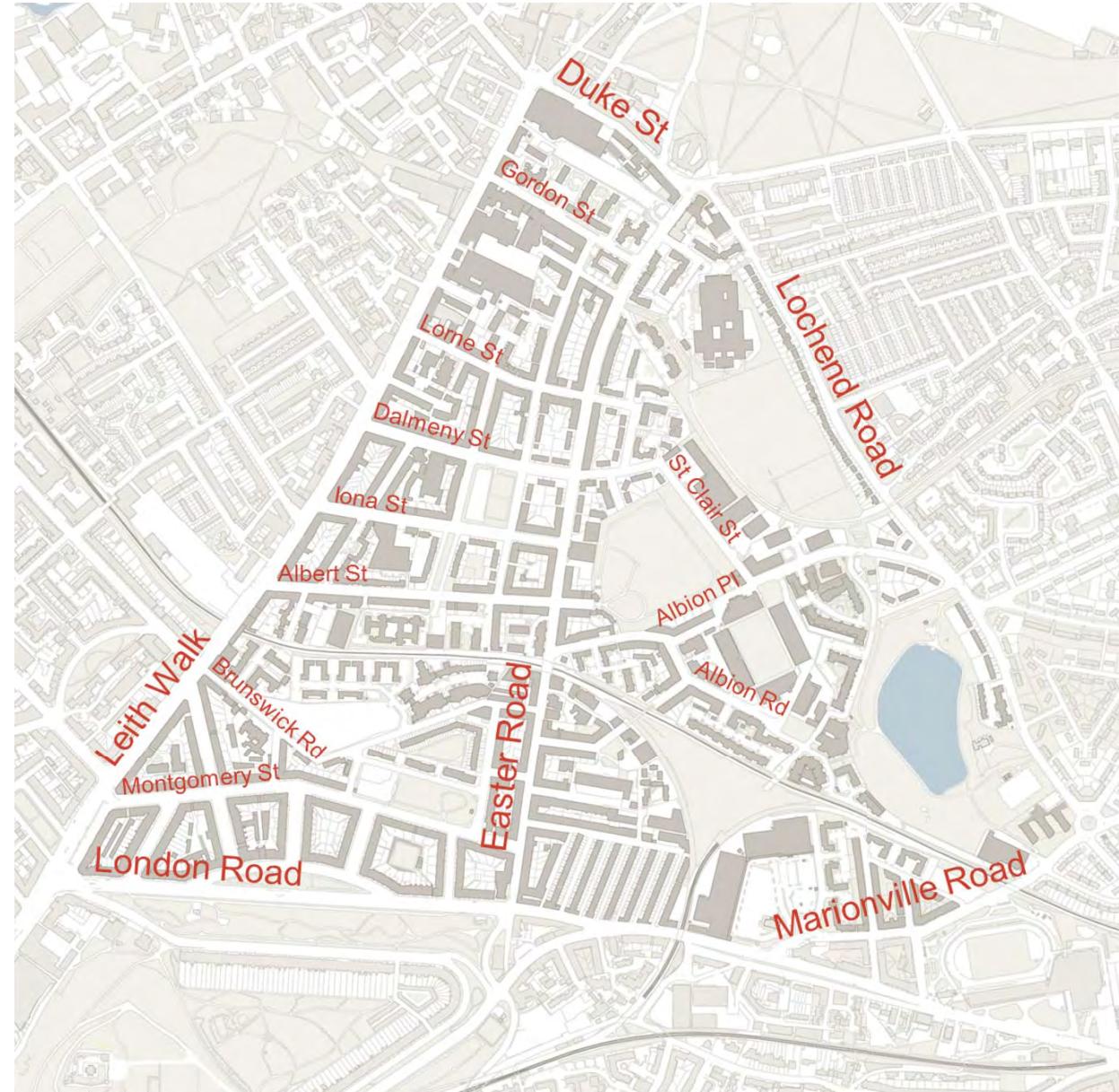


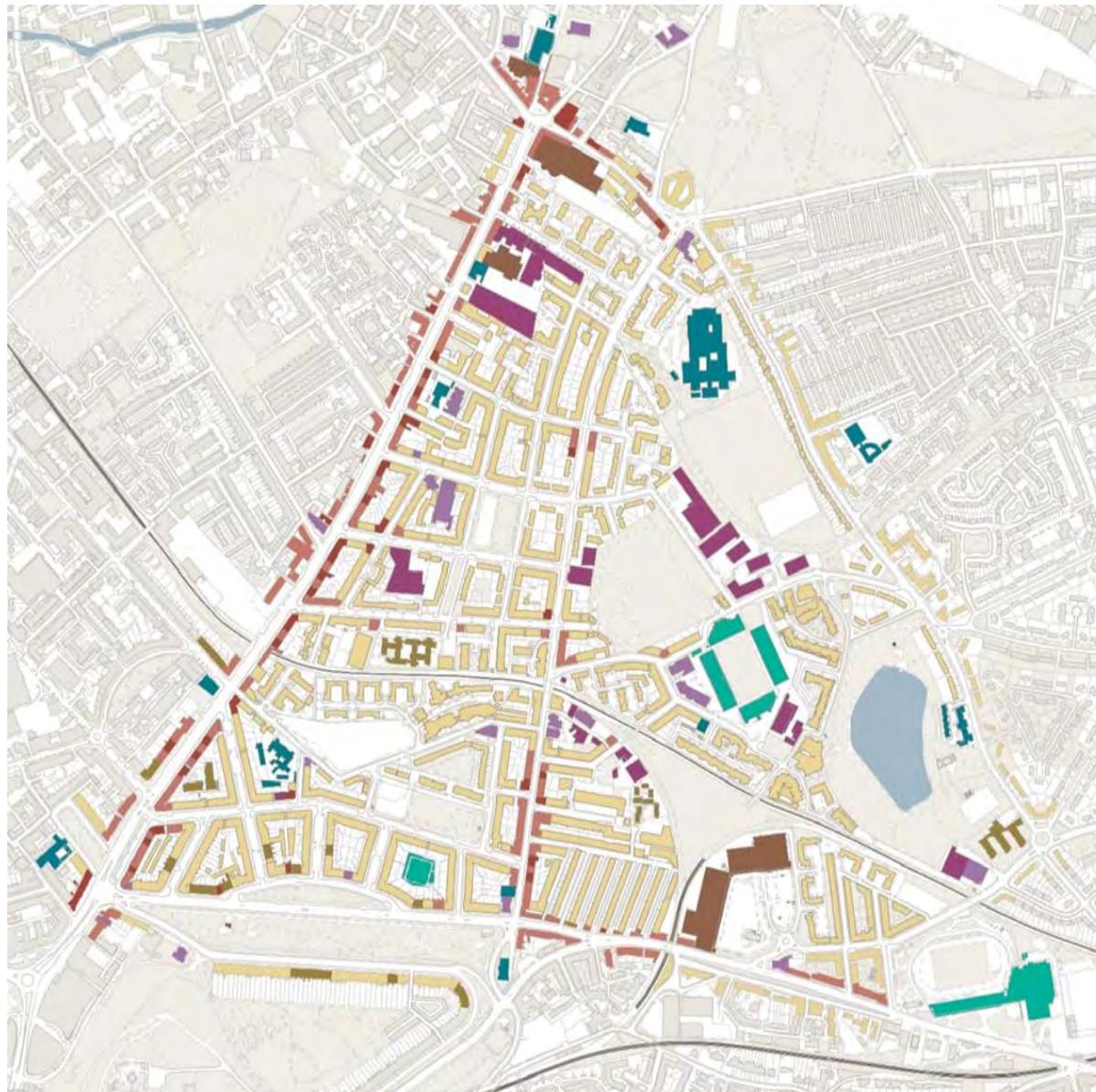
PHYSICAL ANALYSIS

PHYSICAL ANALYSIS

Easter Road- Leith area offers a varied and intense urban landscape due to its character of new centrality, its proximity to the Shore, its remarkable history and the vitality of the new urban communities in the area: the artists and the immigrants.

In the following pages there will be described the physical structure of the neighbourhood considering its land uses, the green areas, the public transport and the hierarchical configuration of its roads. In the map beside they have been indicated the name of the main roads which will be referred in the following pages.





- Residential
- Hotels & student halls
- Commercial centres
- Mixed use - retail
- Mixed use - hospitality
- Sport facilities
- Institutional
- Social networks
- Industry

LAND USES

Retail

Leith Walk is a 1.6km boulevard running from Leith North to London road, another arterial road that goes to Portobello. It is a commercial street full of retail shops, restaurants and pubs, offering an overall look to the multicultural identity of the area.

Site Analysis

London road, in the proximities to Meadowbank commercial centre, along with the southern part of Easter road have also developed a commercial role. To the North, the Kirkgate centre (9200 sq. m) offers an alternative basic retail provision integrated in the public realm. There is also a big Tesco Supermarket close to it.



Small business around Leith. Source: Zoopla



The kirkgate commercial centre. Photo: Leticia Valle



Industrial area in Gordon street. Photo: Leticia Valle



Industrial area in Brunswick Road. Photo: Leticia Valle



Industrial area in Sunnyside. Photo: Leticia Valle



Industry

There are three main areas of industry or wholesale trade in this part of the city. The first is located to the North, in Gordon Street and Manderston Street. This is a peculiar zone where motor trades and repairs garages are located under the arcades of a former Caledonian Railway elevated route. The second area correspond to two

small cul-de-sac streets located to both sides of Easter road particularly in Sunnyside and Brunswick Road. The garage services are also the prevalent activities in this part. The third area, the biggest of the three of them, is located to the North of the Hibernian football club stadium. There are several wholesale trade centres in this part as the "Pentland components parts Ltd" and the "Drain centre", a plumber's merchant.

Sports Facilities

Among the sportive facilities of the area the Hibernian football club stadium is the major one. There is another important sport centre to the South of the main area of analysis, the Meadowbank sport centre, with capacity for indoor and outdoor facilities and which also hosts a football club, the Leith Athletic F. C. Furthermore, the Lochend Youth Football club use the council installations located on Lochend park to train their young football player aspirants. Additionally, there is a peculiar Bowling club named Hillside set inside a courtyard of Montgomery street and the Leith cricket club is located to the East of the Leith Links park.



Hibernian Football Club stadium from Albion Road. Source: google maps

Institutional

Among its schools, Leith Walk, Leith and Lorne Primary school are the ones located inside our area of study although Broughton, Pilrig Park and Hermitage park are also located nearby. The rest of the institutional buildings as museums, libraries and community centres will be further described in the following chapter.



Leith Walk Primary school. Source: own website

Site Analysis



- sport areas
- parks
- cemetery
- other green

GREEN INFRASTRUCTURE

There are three parks inside our area of analysis. Lochend Park with a fantastic loch and an interesting historical building -Lochend house-, is the biggest and most significant. The loch hosts a wide variety of birds as swans, geese, coots and mallards. There is also a children's play area and a bee café. The park holds a Green flag in recognition to its quality.

The other two parks are smaller, orthogonal and with a more urban character. Montgomery Park in the street of the same name is a grassed park bordered by trees with an adequate children play area. Dalmeny Street Park is also located in the street of the same name. It has a play area and some sport facilities and

it is bordered by elm, hawthorn, poplar and cherry trees.

In the surrounding area some other fantastic parks can be found. To the North limit it is the Leith links, a large grassed open space with pathways and tree lines which was originally designed as a golf-course. It is used for several



Montgomery Park . Photo: Leticia Valle



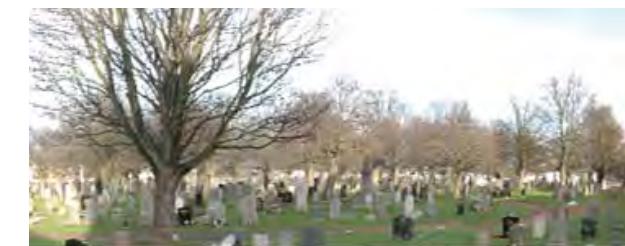
Dalmeny Street Park . Photo: Leticia Valle



Lochend Park. Photos: Leticia Valle

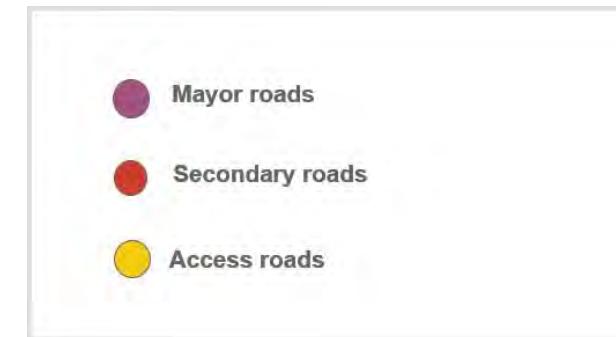
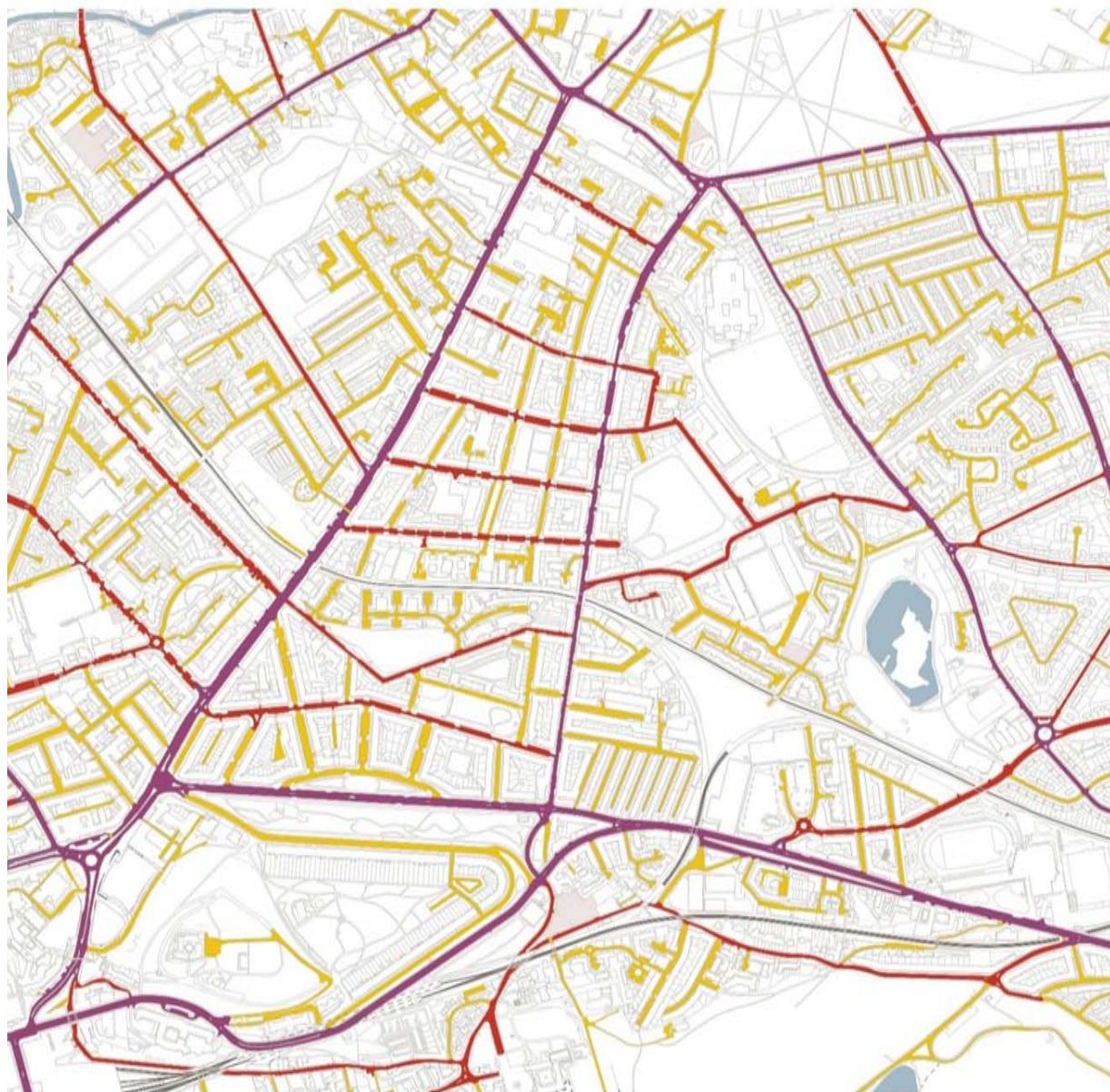
community activities as football or cricket and it also hosts some community organizations as the Leith Community Crops in Pots. Additionally it is used as a venue for the Edinburgh Mela and the Leith festival. To the South it is the Calton Hill, included in the city's UNESCO word Heritage site. A slight hill with historical monuments and magnificent views through the city. Finally, to the West, Pilrig Park, another large grassed park with two children play areas.

Another interesting green feature in the area is the Restalrig Railway Path which borders the Leith Academy sports fields and continues till the Leith Links. This path could be joined to the Pilrig Park if the pro-



Eastern cemetery. Photo: Leticia Valle

Site Analysis



ROAD HIERARCHY

There are three main roads running from the North to the South of the analysed area, although of different character. As mentioned before, Leith Walk is the main arterial road to connect the city centre with the Shore and other arterial roads that runs to the East and the West. Particularly Duke Street to the North and London Road to the South, streets which delimitates the main area of study in this report.

Easter road, core of this analysis, is an arterial street with a different configuration in its North and South edges. Whereas to the North, Easter Road is a calm street, with a more residential character, to the South, it absorbs part of the commercial dynamism of the surrounding area of London road, showing therefore, a frontage full of shops and restaurants. The third of these streets is Lochend road, a wide street with a local character and calm traffic that delimits the neighbour areas of Restalrig and Hermitage, both parts of Craigtinny/Duddingston ward.



Easter Road Source: Wikipedia



Leith Walk Source: Graham Clark Photographer



Change of level between London road and adjacent streets. Photo: Leticia Valle

There are several streets classified as secondary for this analysis. Between Leith Walk and Easter Road and from North to South are: Gordon Street, Lorne Street, Dalmeny Street, Iona Street, Albert Street, Brunswick Road and Montgomery Street. Conversely, in the case of the streets between Easter Road and Lochend Road just the first half of Albion Road (street which connects with the main entrance of the Hibbs stadium), St Clair Street and Albion Place are considered as secondary roads in our study, due to the lack of connections and limited use of the rest of the streets in the area called Lochend. This fact, further developed in following chapters, is partially temporary due to the several construction works happening in the area, partly permanent due to the different altitude between London road and neighbour streets and also due to the hard division that the former Caledonian rail lines, currently unused, represent in the area.

Site Analysis



PUBLIC TRANSPORT AND CYCLE ROUTES

Train Lines

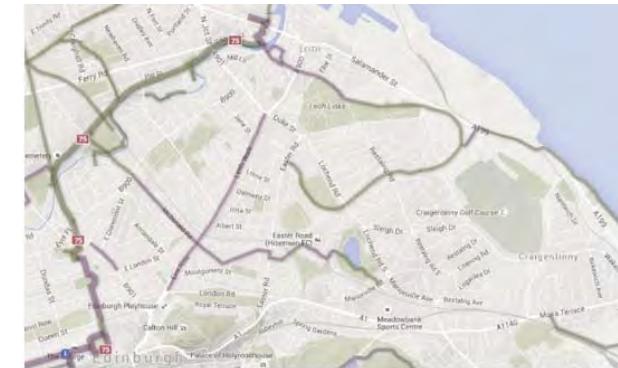
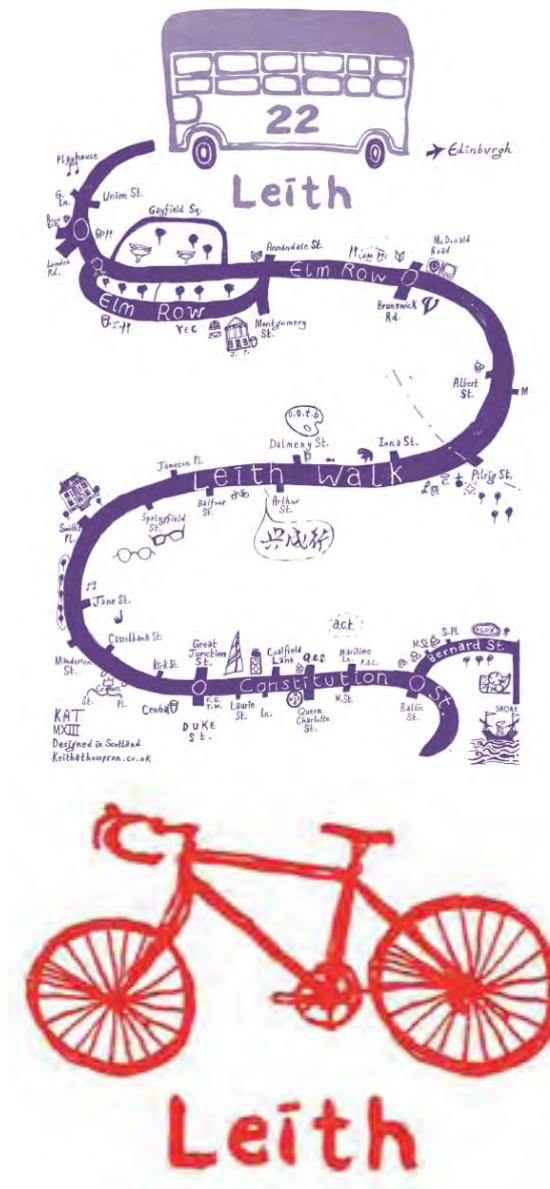
Our area of study is divided by the former Caledonian train lines currently used just for a service of rubbish collection

Bus lines

Since Leith Walk is the main street of the area, also the main bus routes operate in this street. There are nine bus lines passing through Leith Walk. Also the "Majestic Tour" a sightseeing touristic bus, includes the Southern part of Leith Walk and Mc Donald road in its itinerary. On the other hand there are just two bus lines passing through Easter road and another two through Lochend road. In Duke Street and London road, North and South limits of the considered area, there are also a great amount of bus line routes. Particularly six in Duke Street and eight in London Road.



Leith Walk Source:blowup-media website



Cycle routes Source:suntrans

Cycle Routes

There are three main advised routes for cyclists in the zone. One goes from North to South through Leith Walk; street which counts with a bus, taxi and cycle shared line. The second suggested route, from West to East, links the Water of Leith with Lochend Park. It is an intermittent route passing through Mc Donald road which also counts with a shared cycle line, and then several streets without cycling facilities: Brunswick road, a calmed and scenic street and crossing Easter road, Bothwell Street, Albion Terrace and Albion Road. The last route indicated is through the Restalrig Railway Path.

PEDESTRIAN ACTIVITY

Pedestrian movement is mostly uniform on all days of the week with visibly less inactivity on weekends. Leith Walk is mostly busy on all days, especially the top near Leith Community Centre and bottom near Elm Row. Easter Road is however, less busy north of the Eastern Cemetery, because of lesser mixed use buildings along road-side as one goes up North. The southern half of Easter Road is mostly busy all the way upto London Road. However, on match days, major routes around Hibs Stadium see increased pedestrian activity, with Hawkhill Avenue being at its busiest, connecting Hibs stadium to Easter Road and Lothend Road.



ARCHITECTURE TYPOLOGY

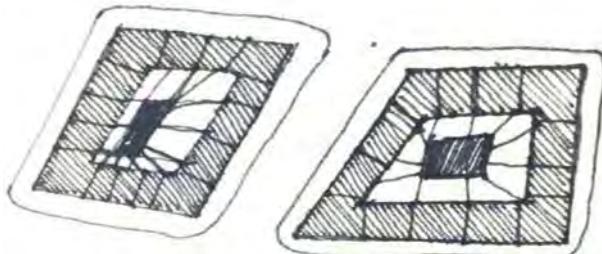
Given the rich history and gradual morphological evolution of the area, the site consists of a varied range of architectural styles and typologies from different centuries. This section of analysis describes the different existing architecture typologies, which relate to the economic and social standing of these neighbourhoods while the built volume indirectly affects the social lifestyle of the inhabitants.

The Four most common typologies identified here are *Typical Perimeter Blocks, Terraced Rows, High-Rise Flats and Garden Suburbs*, examples picked from the areas of Montgomery Street, Regent Place, Lochend, and Restalrig respectively.

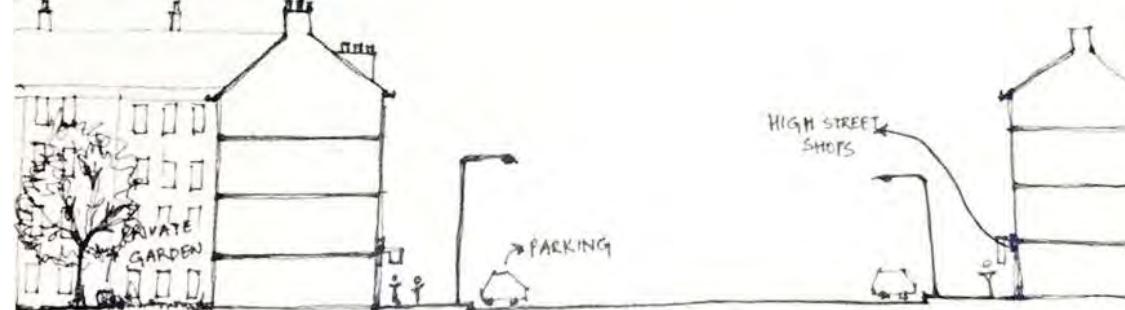
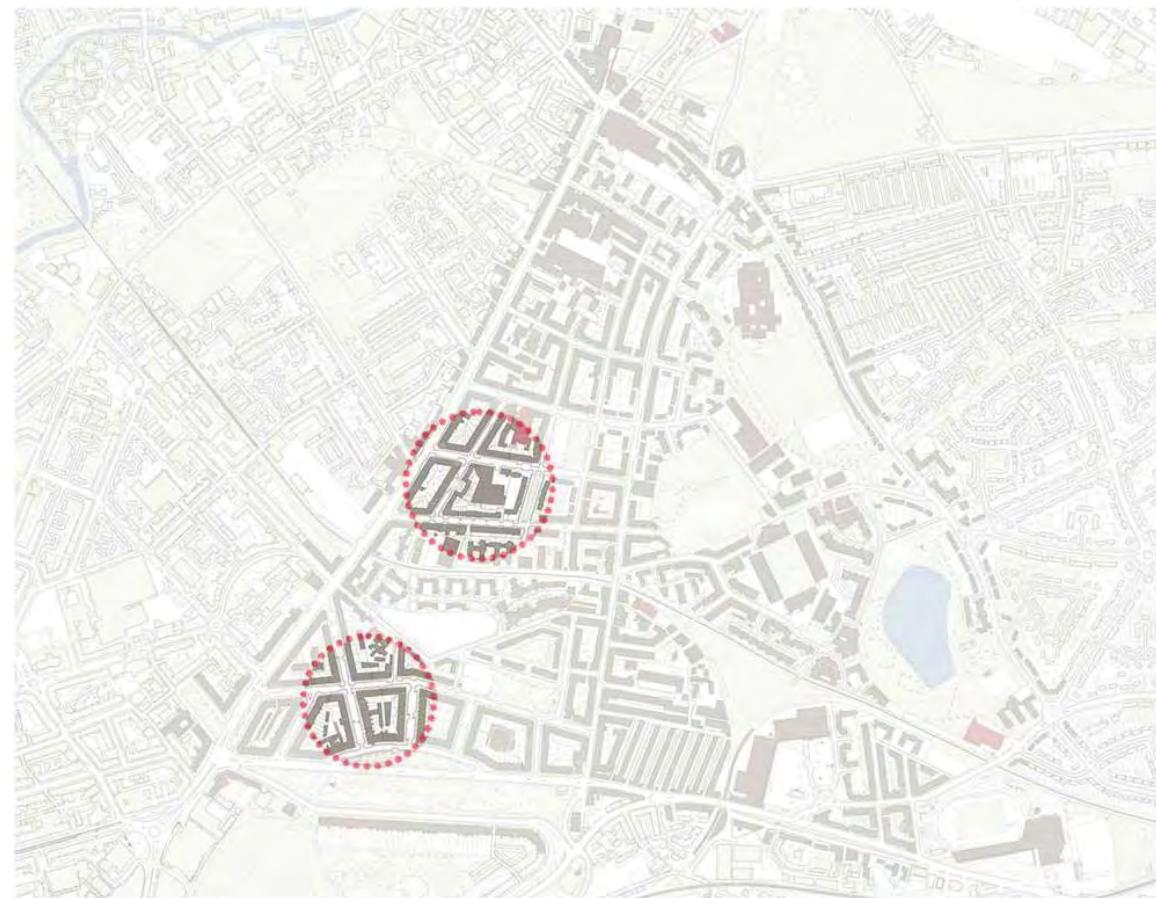
Each of these types illustrated with sketches, demonstrate some salient features and the physiological themes associated with these architecture typologies.

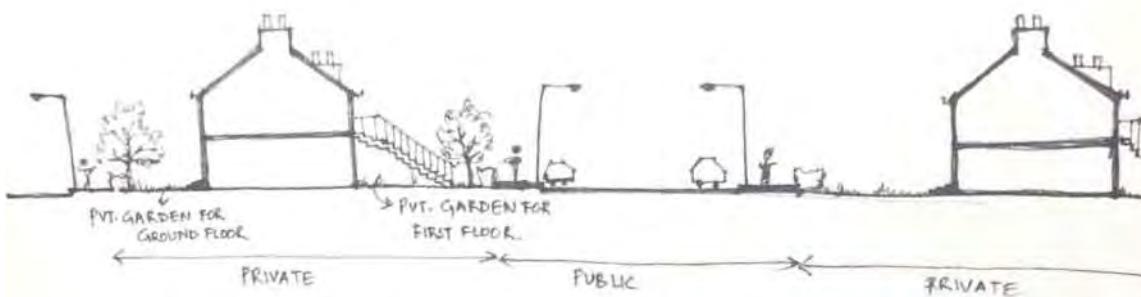
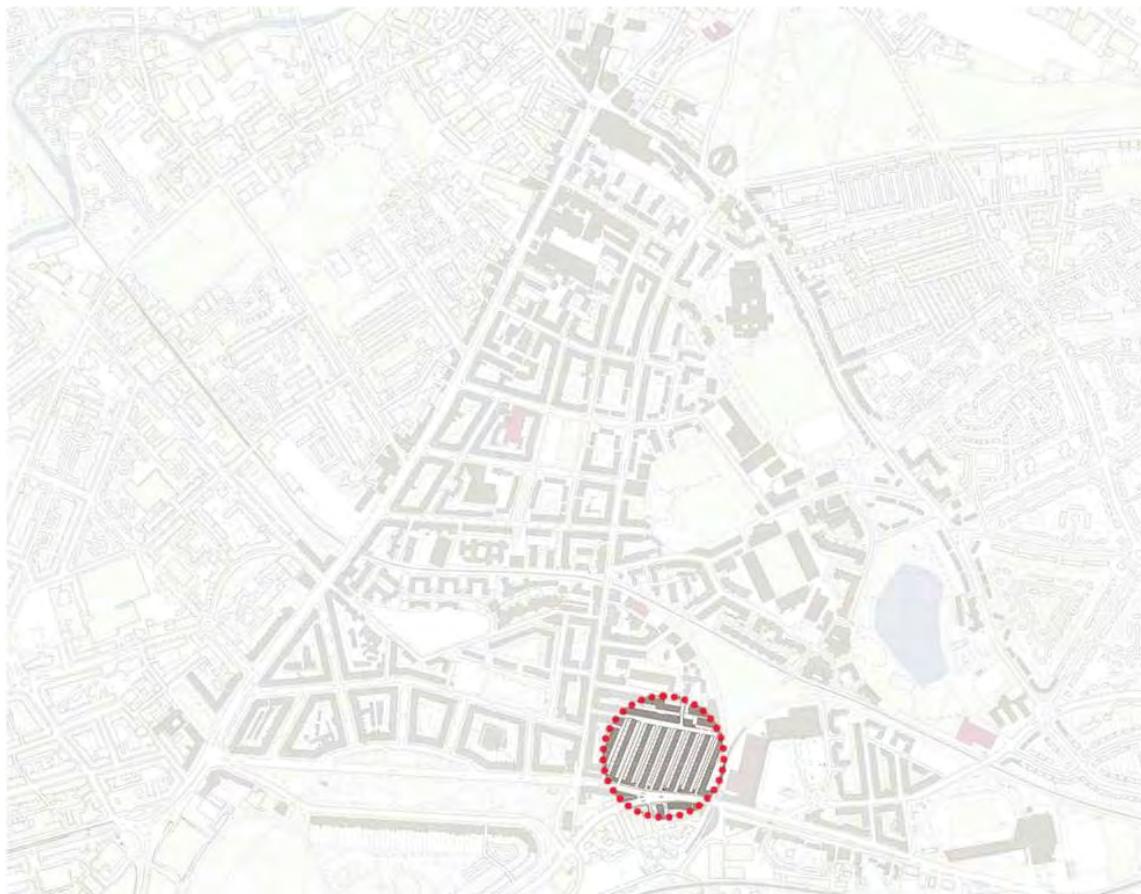
Site Analysis

PERIMETER BLOCK



- Private Greens
- Active Frontages on Leith Walk and Easter Road
- Separate stepped entrances for ground floor & basement
- Close-knit with active street life.





TERRACED ROWS



- Private Greens
- Front and back gardens for ground and first floor respectively.
- No interference with public activity
- Close-knit but with maximum privacy

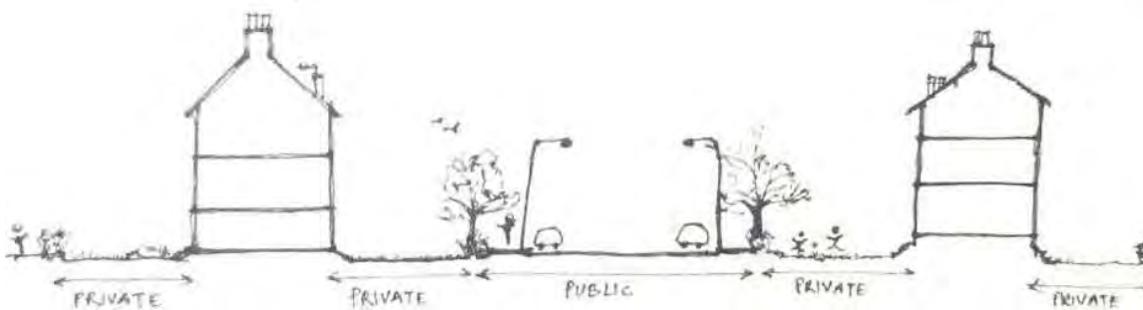
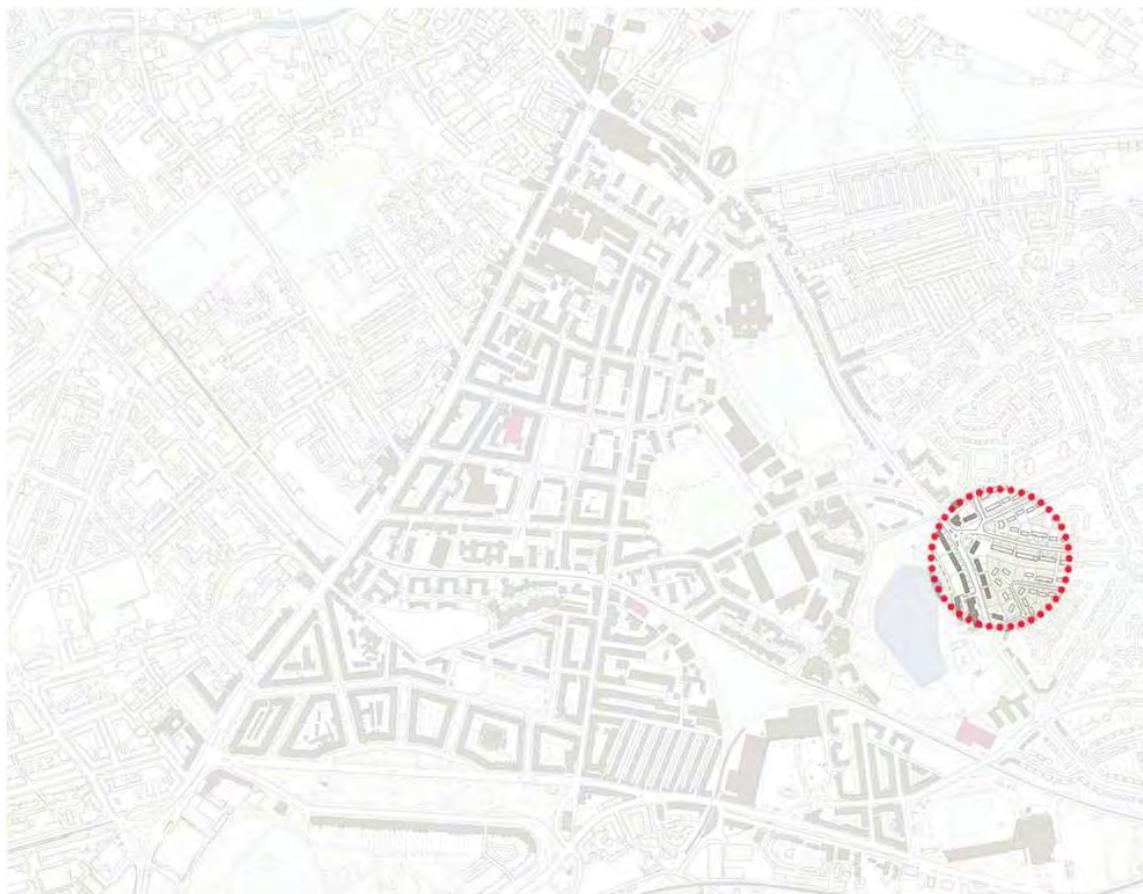
Site Analysis

HIGH -RISE FLATS

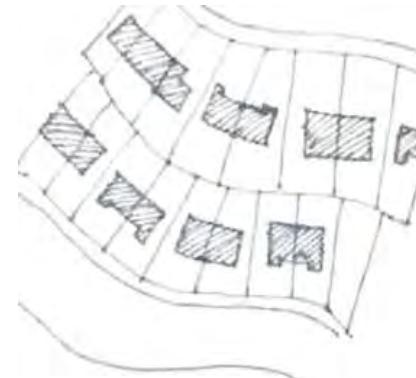


- Shared (BUT PRIVATE) greens
- Open Spaces between buildings
- Close knit community
- Inactive street life as they are taken over by surface parking





GARDEN SUBURB



- Private Greens shared by a building each
- Untouched Building blocks
- Little or no activity on street
- Poorly knit community
- Isolation



Baptist
Church

SOCIO ECONOMIC ANALYSIS



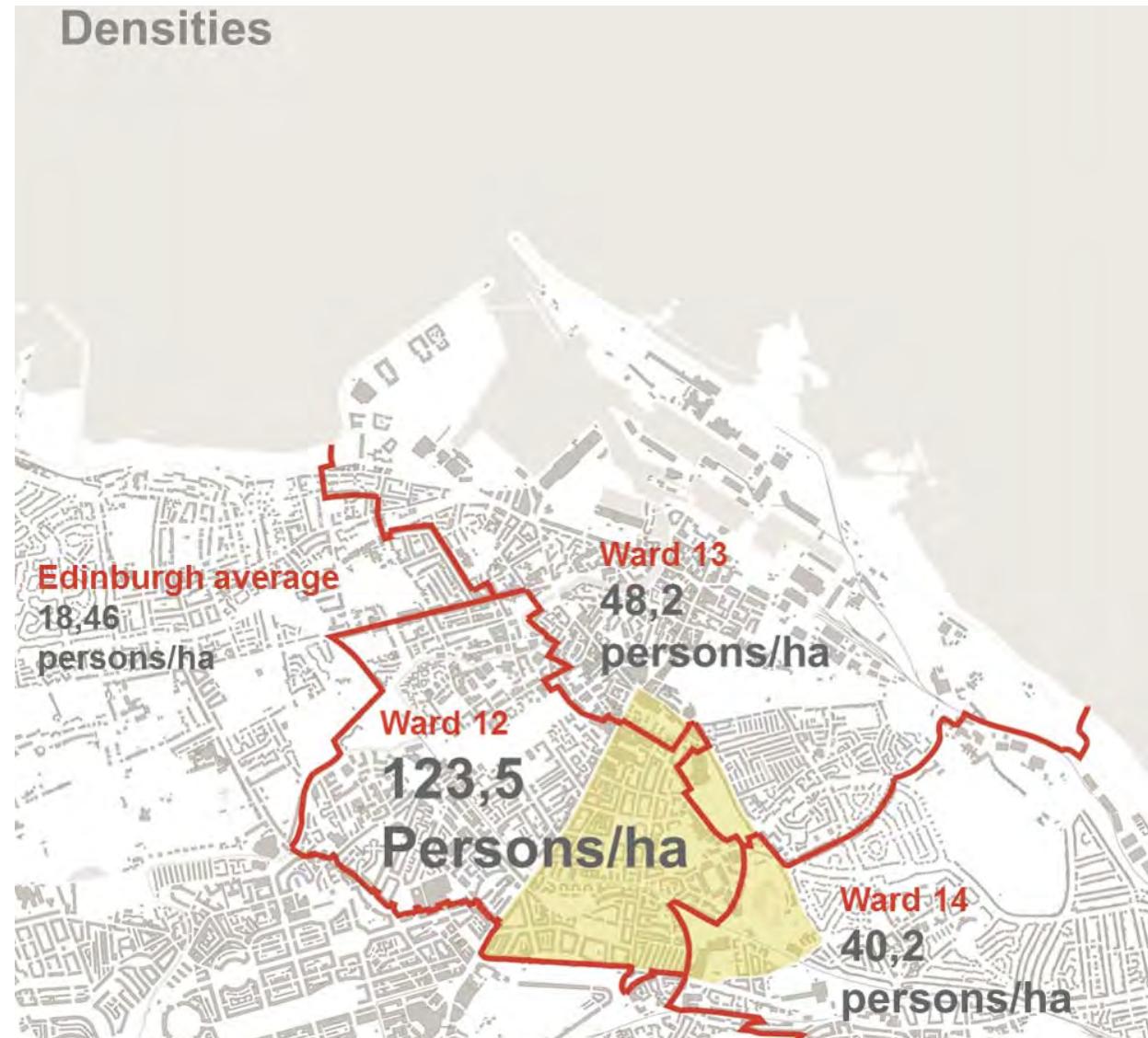
SOCIO - ECONOMIC ANALYSIS

DEMOGRAPHICS

DENSITY

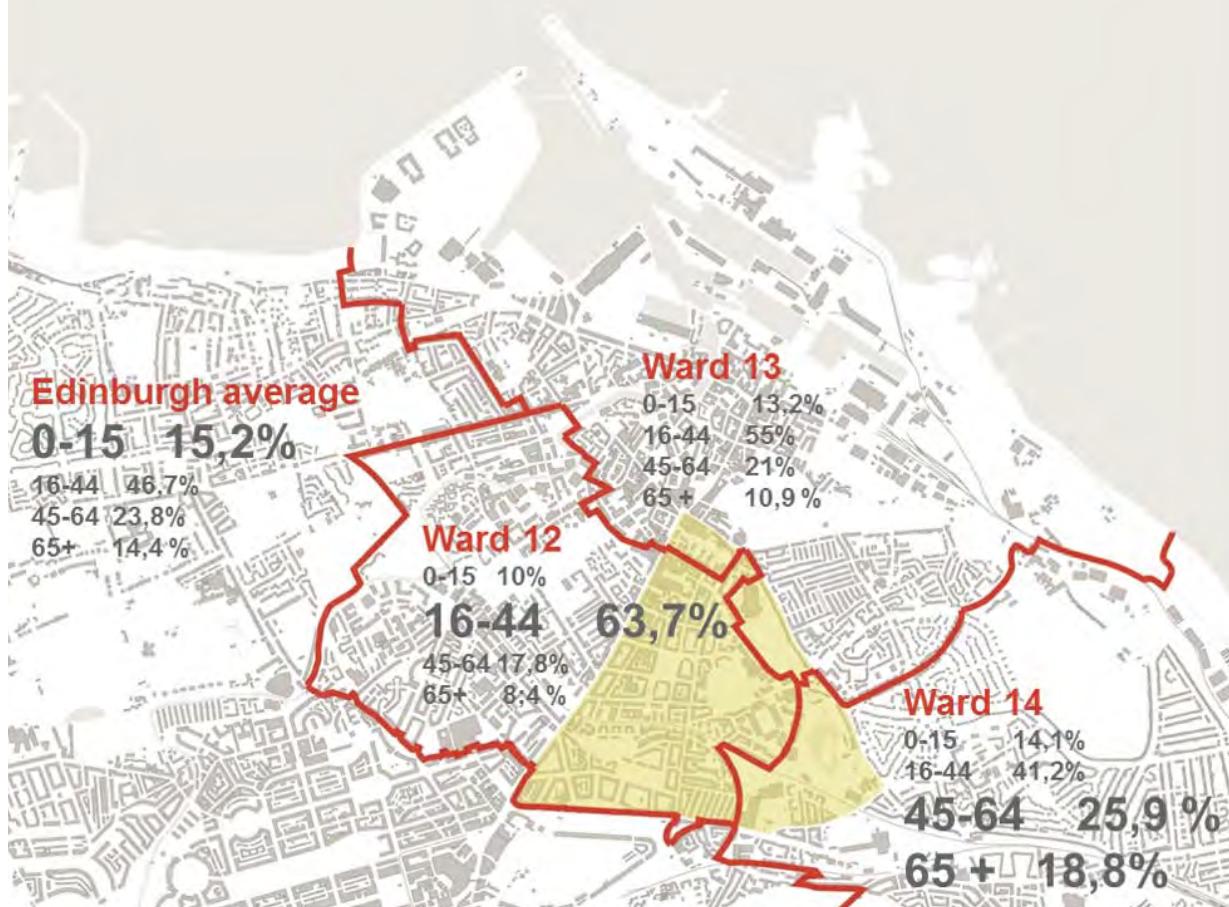
According to the Census of 2011 published by the National Records of Scotland, Leith Walk ward (ward 12) is the most densely populated area not just of Edinburgh but of Scotland as a whole with a density of 123 persons/ha being the city average of just 18, 46 persons/ha.

Both Craightinny and Leith -wards 13 and 14- also present density rates over the Edinburgh average with a 40,2 person/ha and a 48,2 person/ha respectively.



*All the figures of this section are official data published in the internet pages of the Scottish neighbourhood statistics (www.sns.gov.uk) and most of them were obtained from the Census of 2011 published by the National Records of Scotland.

Age Distribution



AGE DISTRIBUTION

The age distribution for the three areas compared in this study present remarkable differences. Leith Walk has the highest percentage of young working age population with a 63,7% of people between 16 and 44 years old, whereas the Edinburgh average is just 46,7%. The proportion of the other age groups are, on the contrary, smaller than Edinburgh mean with just a 10% of people aged 0-15 years old, a 17,8% between 45 and 64 and a 8,4% over 65 years old in comparison with the 15,2%, the 23,8% and the 14,4% respectively, of the city average for these age groups.

On the other hand, Craigentinny has the largest proportion of children among the studied wards with a 14,1% of people aged 0-15 years old, although this figure is still lower than the Edinburgh average of 15,2%. Furthermore, for the older groups, 45-64 and over 65, Craigentinny encloses significantly bigger percentages than the other analysed areas and it also presents larger percentages than Edinburgh averages for these age groups with a 25,9% of people and a 18,8%, respectively.

Site Analysis

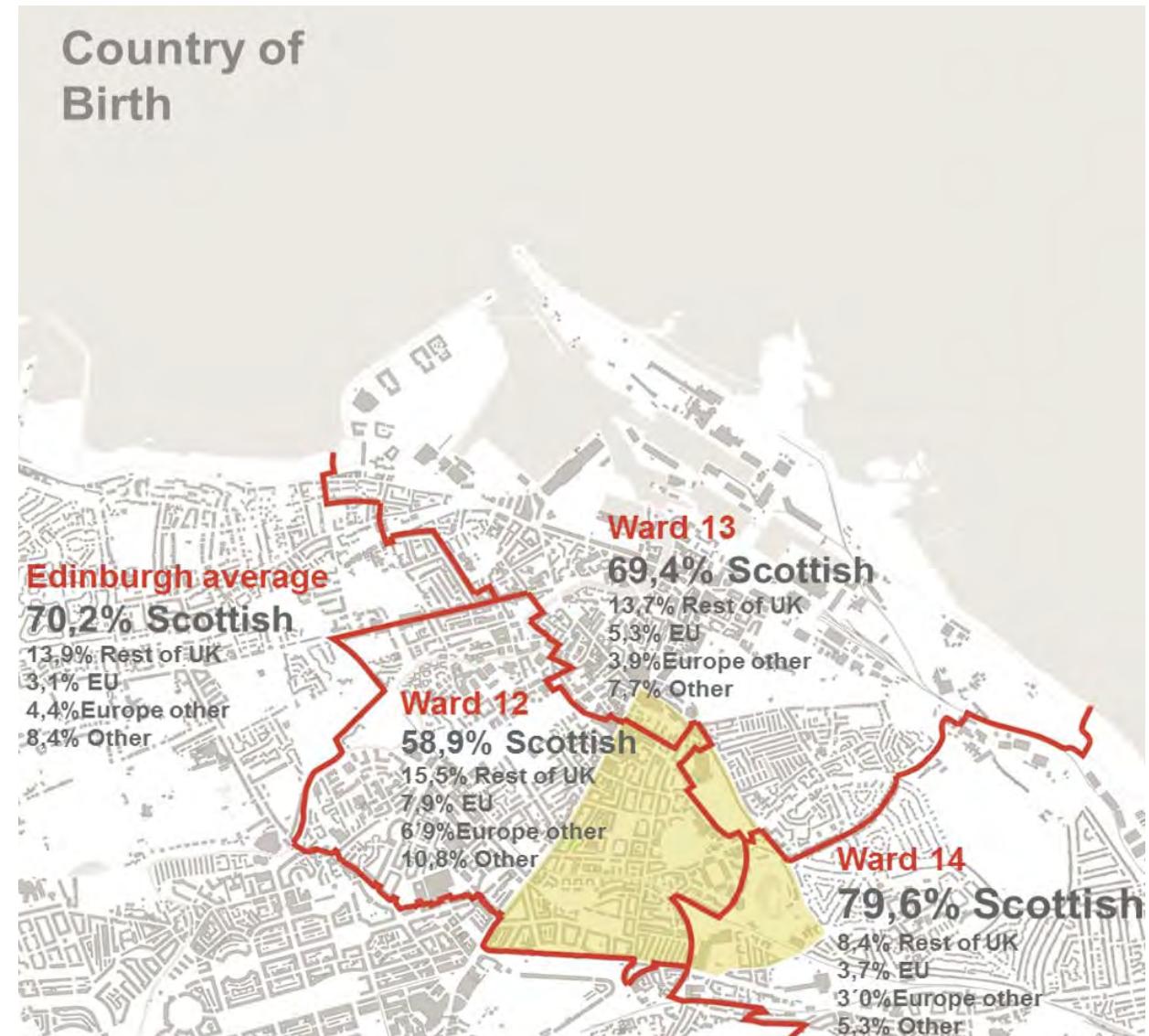
Lastly, Leith figures are in general, quite similar to Edinburgh average age distributions. The most significant data for this ward is, as in the case of Leith Walk, the higher than average young working age group (16-44 years old), which represents a 55% of the population versus the 46,7% of the Edinburgh mean.

IMMIGRATION RATES

One of the most interesting data to analyse in Easter road zone, is the country of origin or immigration rate of the three surrounding wards.

In Leith Walk ward the 41,1% of the 31867 people living in the area were born outside Scotland and a 25,6% outside UK. The latter figure is around 10% higher than the Edinburgh average. On the contrary, in Ward 14, Craigentinny/Duddingston area, the 79,6 % were born in Scotland, a 9,4% more than the Edinburgh average.

Studying the graphic of Edinburgh by numbers with data from the DWP National Insurance Number registration records between 2012 and 2014, the current trends on immigration can be perceived.



Socio-Economic Analysis KEY FACTS

MIGRANT WORKERS

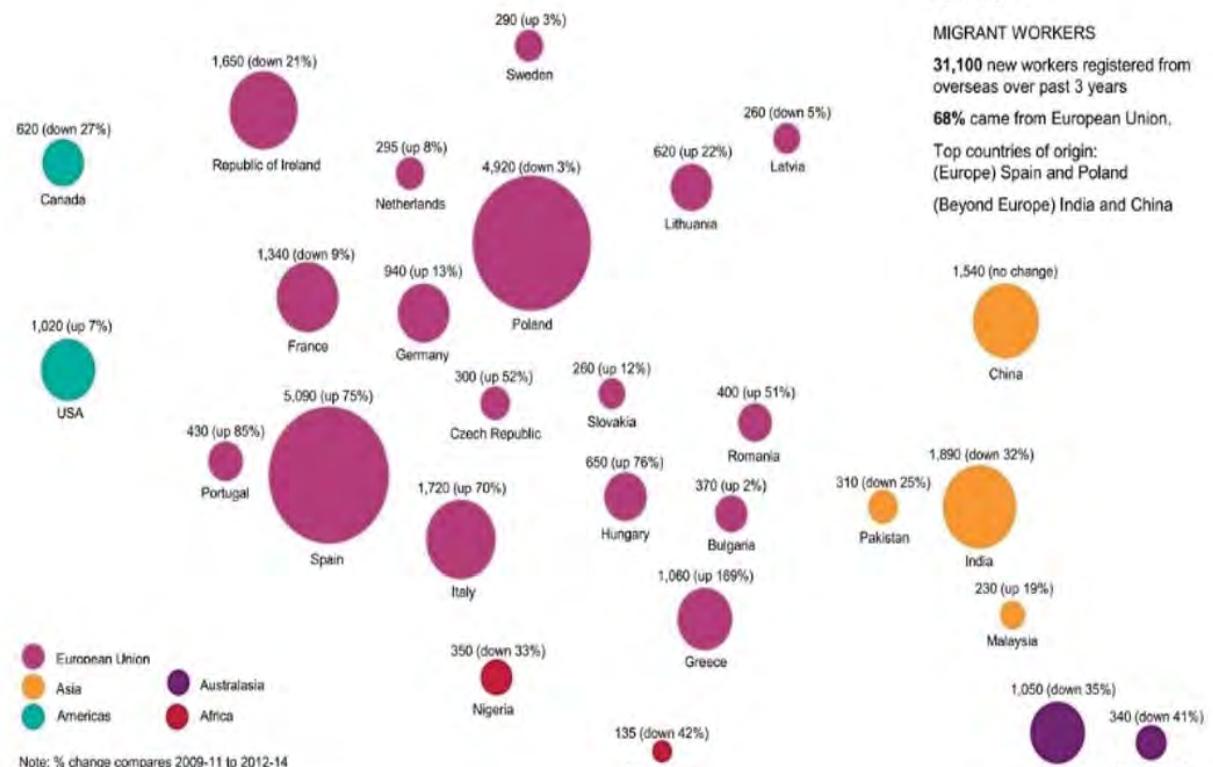
31,100 new workers registered from overseas over past 3 years

68% came from European Union,

Top countries of origin:

(Europe) Spain and Poland

(Beyond Europe) India and China



Source: [DWP National Insurance Number Registrations](#)

Two third parts of the immigrants registered between the mentioned dates come from the European Union. Among them, half of the total are either Polish or Spanish, immigrant communities with around 5000 new registrations each for the last two years. However, it is remarkable the fact that the number of new registrations for the Polish community has dropped a 3% respect to previous years, whereas this same figure has increased a 75% for the Spanish community. Another interesting data is the number of new registrations among the Greek community, that although less numerous than the previous ones in final numbers, has shown a rise of 169% from previous years.

Among the Non-European communities, the groups with the largest number of registrations are the Chinese and the Indian, this one showing a drop of 32% from previous records of NIN registrations.

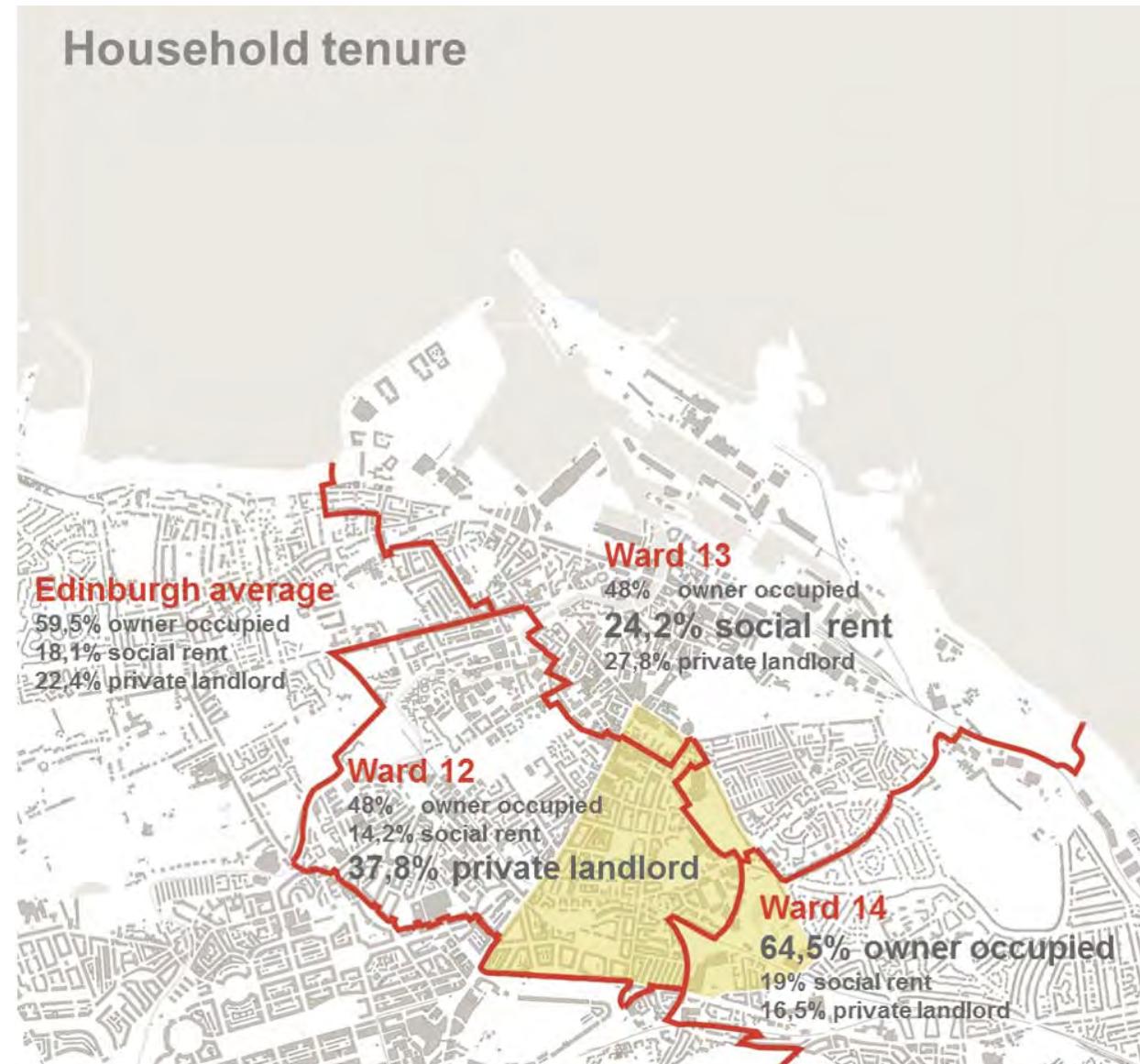
Nonetheless, the Polish community continues being the largest in the area having been estimated than a fourth part of the total community live in Leith Walk. (Local Community Plan 2014-2017- Leith Neighbourhood Partnership)



Multicultural School in Edinburgh
Source : The Scotsman

HOUSING TENURE

The property tenure among the studied wards show different trends. Leith Walk ward has the biggest proportion of private landlord rented flats with a 37,8% of the total amount of households rented in these basis. The Edinburgh average of privately rented flats is just 22,4%. Conversely, Craigentinny has the bigger proportion of owned properties with a 64,5% of the total amount. This proportion is higher also than the Edinburgh mean of 59,5%. The most significant data for the area of Leith is the higher than average proportion of social rented flats with a 24,2% when the data for Edinburgh is 18,1%.



The economic well-being of the areas considered in this research will be scrutinized through the following factors: first, the proportion of active and inactive population, considering active people the full or part-time employed, the full time students, the self-employed and the unemployed, and inactive people the part-time students, the retired and the disabled; second, the most frequent industries of employment in these areas; and lastly, the poverty levels, reflected in a series of indicators as the Scottish Index of Multiple Deprivation (SIMD) and the median household income per year.

The economic activity in Leith Walk is characterised by the higher than average levels of full time employed people.

There is a 51% of full time employed population in Leith Walk in comparison to the 40,3% of the Edinburgh average. Both Leith and Craigentinny have also higher proportions of full time employed people than the Edinburgh mean with a 48,6% and a 41,7% respectively.

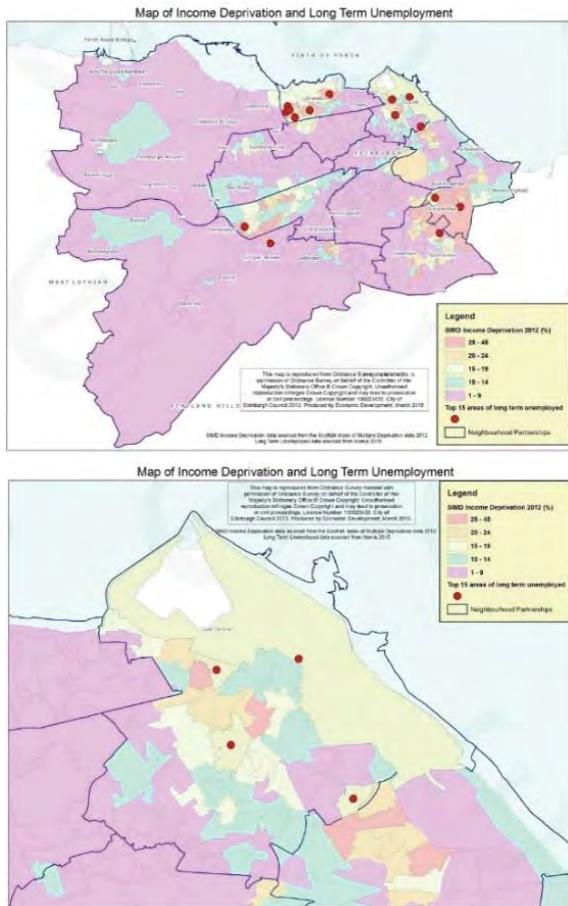
On the contrary, there is a substantial amount of inactive people in Craigentinny, a 29,6%, although this percentage is still minor than the Edinburgh average of 31%. Essentially, these data can be a reflection of the age distributions in these areas where Leith Walk counts with a considerable proportion of young working age population whereas Craigentinny comprises the highest levels of people over 65 among the studied wards.



	Employed-PT	Employed-FT	Self employed	Unemployed	FT Student	Inactive
Ward 12	9,8%	51%	7,7%	4,5%	6,2%	20,7%
Ward 13	10,8%	48,6%	8,4%	4,9%	3,8%	23,4%
Ward 14	13%	41,7%	7,4%	4,3%	3,9%	29,6%
Edinburgh average	11,4%	40,3%	7,9%	3,9%	5,5%	31%

The industries which employ more people in Leith, Leith Walk and Craigentinny wards reflect the general trend in Edinburgh, being, in this order, finances and businesses, health and social work and wholesale and retail trade the first three. Just in the case of Leith Walk, this trend is altered and hospitality appears as the second most frequent occupation for the people in the area.

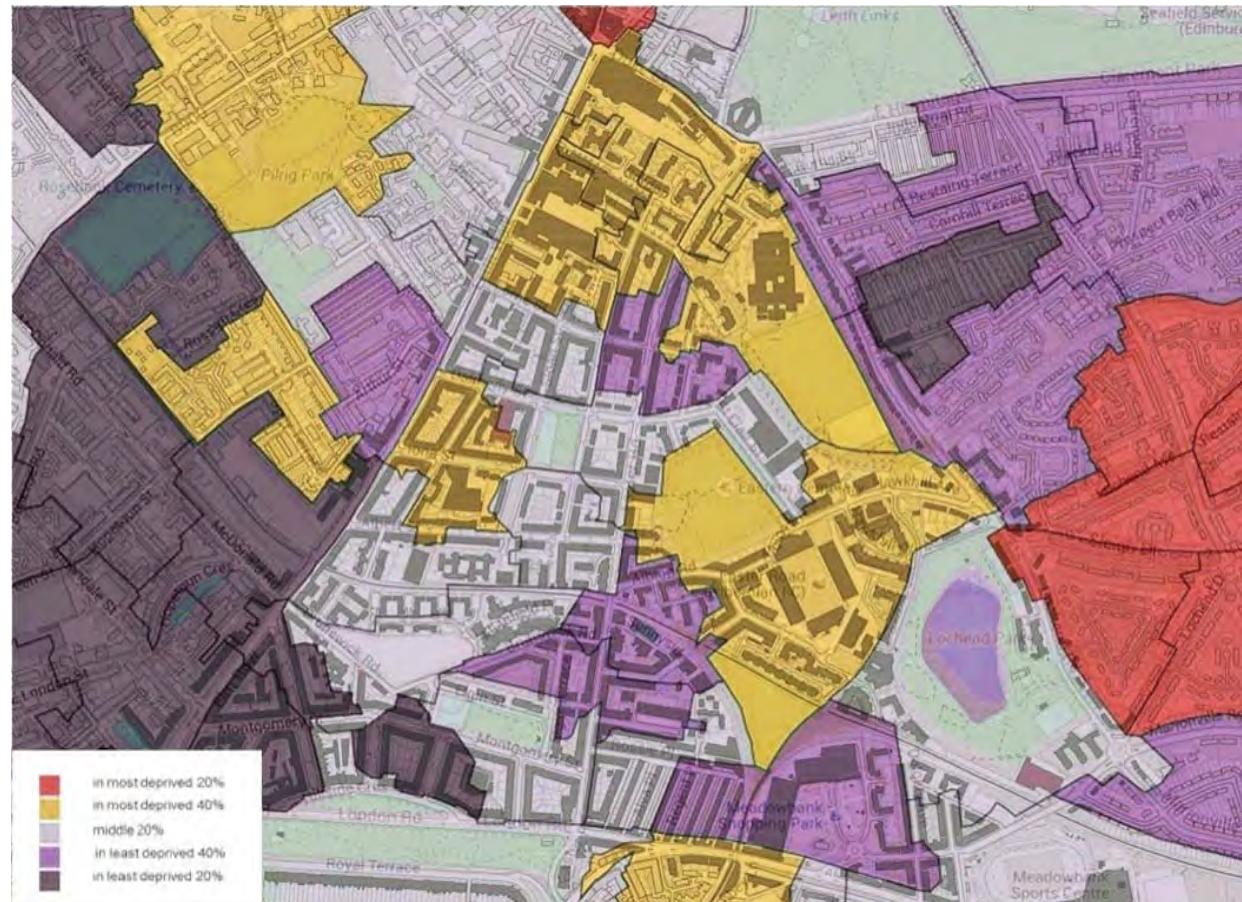
Site Analysis



SCOTTISH INDEX OF MULTIPLE DEPRIVATION

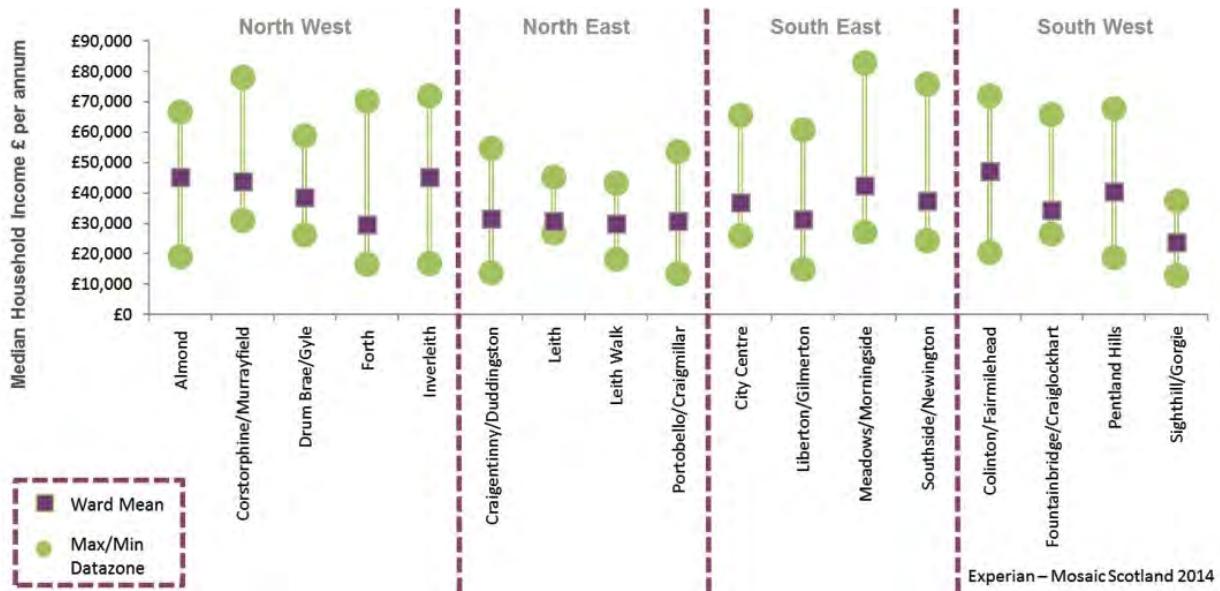
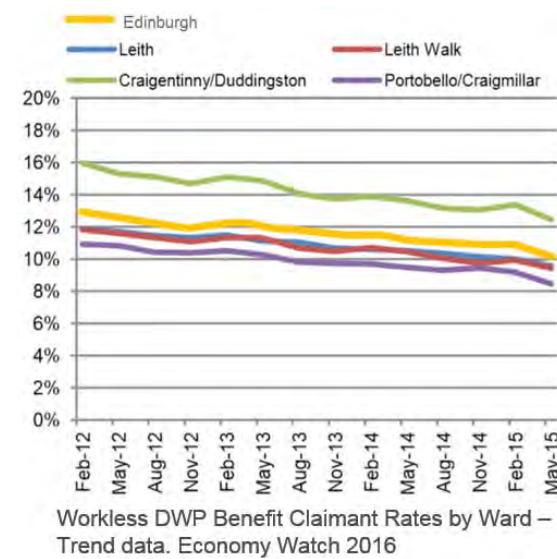
The Scottish Index of Multiple Deprivation (SIMD) identifies and classifies areas according to the levels of deprivation. Its aim is to target policies and funding according to the particular problematic of the area.

Wards 12, 13 and 14 comprise areas with varied levels of deprivation. Particularly there are some zones, as Broughton and Hillside in Leith Walk ward, among the less deprived of the city and some pockets in Newhaven, Leith North, Craigentinny and Pilrig (figure1) among the most deprived with more than the 25% of the population living under the estimated levels of poverty. Furthermore, four of the fifteen top areas of long term unemployment in the city can be found around our area of study. In a zoom to the analysed area it can be observed the close proximity in which some of the most fluent and some of the most deprived areas of the city are located as in the case of Craigentinny with Meadowbank area.



"People are said to live in poverty if their income and resources are so inadequate as to preclude them from having a standard of living considered acceptable in the society in which they live" definition used by the Business Intelligence Service of the Edinburgh City Council.

Apart from the SIMD, other indicator used to analyse and measure the extension of poverty in UK, is the average income. Individuals in low income are those whose incomes are less than the 60% of the median income in Scotland. The figure beside shows the annual median household incomes in Edinburgh. Crai-



gentinny minimum median income is one of the lowest of Edinburgh city council. It is also remarkable that the three of the wards considered in the research have a maximum median household income well below the median levels of Edinburgh city. Just Sighthill/Gorgie ward shows levels of maximum income behind them. (Adams, C., 2015)

Other current way to estimate the proportion of people living under levels of poverty are provided by looking at the statistics of people receiving DWP benefits. Craigtinny also shows a higher percentage

of people receiving benefits ws a higher percentage than their neighbour wards and the Edinburgh mean. Although the general trend seems to follow a downward tendency in all of the cases.

In conclusion, Craigtinny nowadays seems to be the area with a bigger problematic in terms of unemployment and poverty levels, although there are also some pockets of high deprivation within the Leith ward area. Leith Walk is a young workers area, with higher than average full time employed people but with remarkable differences in wealthy terms among the different parts.

Site Analysis

PLANNING LEGISLATIONS AND POLICIES

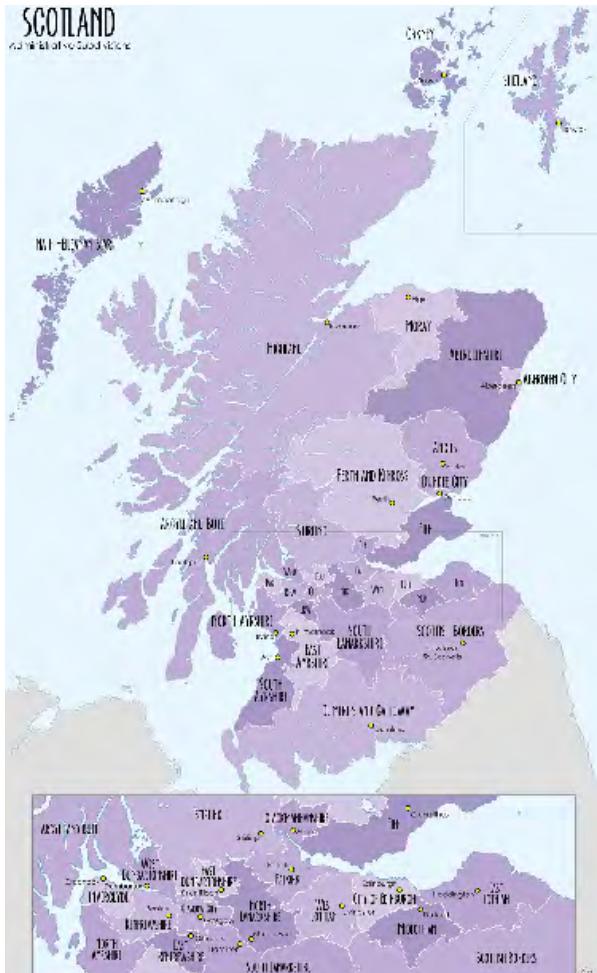
INTRODUCTION

The development of Edinburgh and Leith is governed and regulated by various planning documents, which outline policies in developing the potential of Edinburgh and Leith as an area with a sustainable mix of physical, social and economic growth. Some of these reports that have been briefly discussed here are categorised at four administrative levels which are :

National	Scottish Planning Policy & National Planning Framework The Scottish Government
Regional and District	SESPlan, The Strategic Development Planning Authority for Edinburgh and South East Scotland <i>July 2015</i>
Municipal	A Strategy for Jobs City of Edinburgh Council <i>August 2012</i>
Local	Local Development Plan (LDP), City of Edinburgh Council <i>First draft - March 2013, Second draft - June 2014</i>
	Local Community Plan 2014-17 Leith Neighbourhood Partnership <i>August 2014</i>
	Leith Study Report & Leith Economic Framework Economy Committee, City of Edinburgh Council <i>December 2014</i>



SCOTTISH GOVERNANCE AND NATIONAL POLICIES



The system of *regional* and *district councils* was introduced in 1975 under the Local Government (Scotland) Act 1973, on the lines of The Wheatley report by the Royal Commission on Local Government in Scotland in 1969. As per this act, Scotland is governed through 7 district councils, viz *Central, East, Highlands and Islands, North East, South-East, South-West, and West*. These are further divided into 32 designated councils, as shown in the map on the left, which are headed by a set of councillors. They are elected every five years by registered voters from the council areas.

Central Edinburgh falls under the Midlothian District and is under the municipal authority of City of Edinburgh Council. Policies are established from National to regional, district, municipal and finally to local or neighbourhood level as mentioned earlier. These policies set as guidelines for any proposed developments and help in establishing the vision for the region/ city at both local and national level. Hence it becomes essential to understand the ambitions of the city of Edinburgh from an administrative level before we move onto the specifics of site analysis, to ensure that our understanding of the planning context and proposals lie within the best interest of Edinburgh and Scotland.

NATIONAL PLANNING FRAMEWORK

On a national level, National Planning Framework (NPF) sets the policies for planning and development in Scotland and outlines strategies for a complete holistic spatial development of the whole of Scotland. It builds on targets for future for over the next 20-30 years, which are also based on the Government's development priorities and broadly identify developments that harness national goals. Its aim is "to increase the resilience of the Scottish economy by building an international competitive advantage across a diverse range of sectors." (Economy Committee, 2014).

SESPLAN

The Scottish ministers in June 2013 approved the latest Strategic Development Plan (SDP), produced by the South East Scotland Strategic Development Plan Authority (SESPlan). However the committee suggested changes and improvements to *increase the housing land requirements*. The SDP identifies the Edinburgh Waterfront as a large-scale regeneration project with potential for new homes as well as commercial development, and in particular for offshore renewable energy infrastructure at the Port of Leith. It acknowledges that any potential must be reviewed with

Site Analysis

respect to the Local Development Plan (LDP) as proposed by the City of Edinburgh Council. The programme for preparing, reviewing and consulting on the next updated version of the SDP is presently being worked on, as it is reviewed within 4 years of its approval to ensure that it is updated with time. The Main Issues Report (MIR) is the first stage in preparing SDP2 as it reflects updated Scottish Planning Policy (SPP) and the National Planning Framework (NPF3). It establishes a vision and strategies for Edinburgh and South East Scotland as places for emerging businesses, sustainable communities, better connectivity and well integrated implementation of delivery of proposed strategies.

The SDP and LDPs are then worked out on a local neighbourhood level and this hierarchy helps in integrating community planning processes and promote integration of bigger administrative bodies with Community Planning Partnerships.

LOCAL DEVELOPMENT PLANS

Local Development Plans (LDPs) are developed at a municipal level, in this case by City of Edinburgh Council. It is a further developed manifestation of SDPs and provide a detailed strategy and practical description of land allocation to meet the needs and targets



set out in the SDP for the wider city.

The Local Development Plan Main Issues Report (2011) and National Renewables Infrastructure Plan (2011), identified Leith Docks as an ideal location to support Scotland's renewable energy industry. MIRs are usually followed by consultation responses, which also supported this option.

"The first proposed LDP for Edinburgh was

published in 2013. However, with the Scottish Ministers' revisions to the SDP, a second LDP was prepared to take these into account. It was published in August 2014 and is currently undergoing due process with a view to final adoption in February 2016." (Economy Committee, 2014)

The vision for the Second Proposed Plan of 2014 stated :

"By 2032, the Edinburgh City Region is a

healthier, more prosperous and sustainable place which continues to be internationally recognised as an outstanding area in which to live, work and do business" (CEC, 2014)

As per the Leith Study Report (2015), the broad aims as outlined under LDP for the region of Edinburgh are to :

- Support the growth of the city economy.
- Help increase the number and improve the quality of new homes being built in Edinburgh.
- Help ensure that the citizens of Edinburgh can get around easily by sustainable transport modes and can access jobs and services by these means.
- Look after and improve our environment for future generations in a changing climate and,
- Help create strong, sustainable communities, enabling all residents to enjoy a high quality of life.

These have been followed up with an Action Programme (latest version issued in May 2015) addressing the interests that lie within the policies of LDP and suggest methods of implementation.

CONCLUSIONS

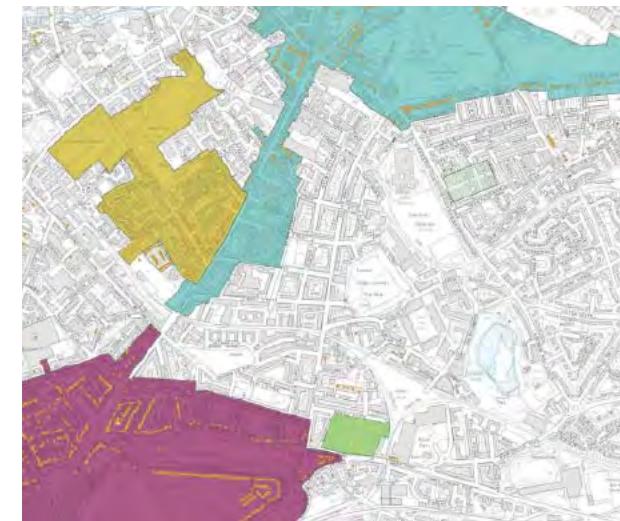
• FOCUS ON REGENERATION

Most documents including Leith Econom-

ic Framework, and Leith Neighbourhood Partnership (2014) promote use of derelict sites and buildings for commercial / income generating activities, as these will involve heavy investments in upgradation but are a valuable source of local pride and built heritage. The map on the right shows conservation zones in the area with listed buildings in orange dots. While most of the listed buildings are currently in use, there are some which have been underutilised and derelict. Regeneration and upgradation proposals will be encouraged while funding will be sought from Scottish Government, private developer bodies and the Council.

• "A STRATEGY FOR JOBS"

The *Leith Development Framework* (2012) focuses on supporting activities that are income generating as well as provide jobs or support to set up local businesses. Some of the elements that form a part of CEC's *A Strategy for Jobs* (2012) policies are "public realm investment, new development to be high quality, sustainable and sympathetic to the city's character; create development opportunities; the creative industries; strong entrepreneurial culture; employment initiatives, including focus on young people and long-term unemployed", etc. (CEC, 2012). This report devel-



ops its strategies based on these policies and focuses more on promoting small local businesses and startups, while also generating to some extent, jobs of permanent nature.

• PROMOTING COMMUNITY PARTNERSHIPS

The *Strategy for Jobs* policy document also focuses on promoting "joined-up cross Council services to support investor initiatives" (CEC, 2012). Joining of hands between organisations and associations is also suggested in *Leith Neighbourhood Partnership* (2014).

For this, it is important to provide for a platform in establishing a solid network of social organisations and associations. This will enable them to coordinate and develop a symbiotic relationship in achieving common goals.

PROPOSED DEVELOPMENTS

CITY OF EDINBURGH COUNCIL

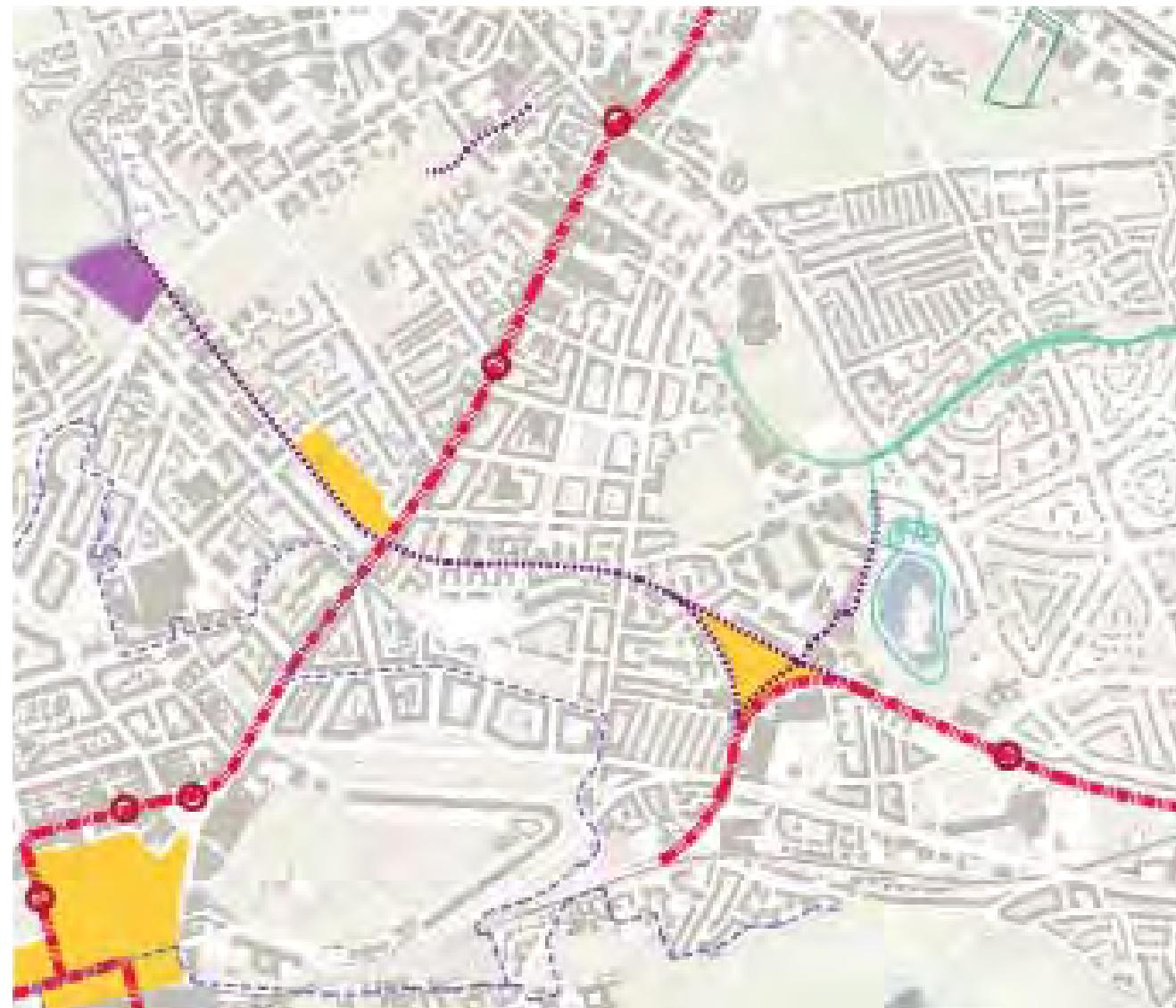
The Second Proposed Plan of the LDP which was released in June 2014, outlines various policies and strategies that have been reinforced with urban proposals for the North East region.

The following map shows proposals in the site of interest of this report, to be developed by the City of Edinburgh Council in the near future. It also demarcates facilities that will be safeguarded for potential future development in the area.

Some of the major developments are discussed briefly in the next section.

LEGEND

- HOUSING / COMMERCIAL DEVELOPMENT
- WASTE MANAGEMENT FACILITY (SAFEGUARD)
- GREEN SPACE PROPOSAL
- LOCAL NATURE CONSERVATION SITE
- TRAM ROUTE WITH PROPOSED STATION (SAFEGUARD)
- CYCLEWAY / FOOTPATH (SAFEGUARD)
- HISTORIC GARDEN / DESIGNED LANDSCAPE - INVENTORY SITE
- CYCLE PATH (EXECUTION COMPLETE)

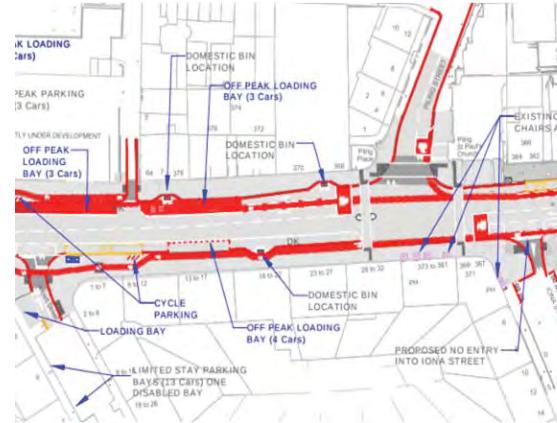




1. ST JAMES QUARTER

Development Type : Mixed Use Commercial
Design Team : Alan Murphy Architects
Area : 1.7 million Sq.Ft.

Edinburgh St James Quarter is presently occupied by St. James shopping mall and is proposed to be redeveloped as a prime retail, residential and mixed use hub. It is said to provide 850,000 sq ft of retail space, a five star hotel and close to 250 residential units and is one of the most famous upcoming projects. The proposal was presented to the Council and won by Alan Murphy Architects. The Construction is scheduled to start in 2016 and is expected to be completed by 2020.



2. LEITH PROGRAMME

Development Type : Road & Street Infrastructure
Design Team : City of Edinburgh Council
Location : Entire stretch of Leith Walk

One of CEC's in-house design projects, Leith programme obtains its funding from the Scottish Government and Council's own funds. The project aims at :

- improved pavements for better streetscape
- improvements for cyclists
- more greenery and less clutter

Some of these improvements include junction signal improvements, road resurfacing and pavement replacement reinstating public artworks.



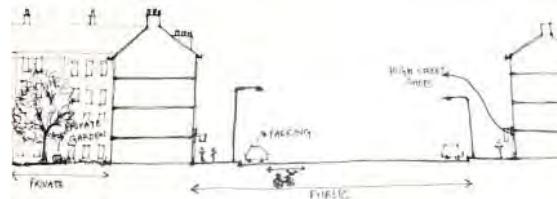
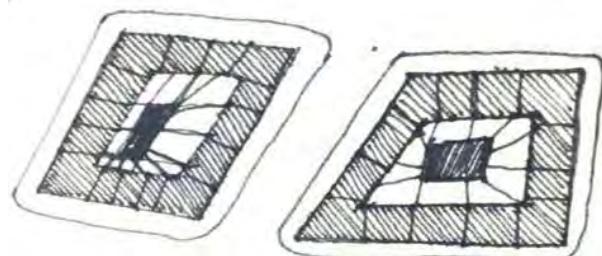
3. SHRUB-HILL HOUSING

Development Type : Housing Development
Design Team : Cooper Cromar Architects
Site Area : 2 Hectares

The project consists of the redevelopment of a prime city centre site in Leith, providing 376 flats, a masonic club, retail units and an underground car park, together with 30 refurbished flats within an existing Grade 'B' listed tram depot.

The public realm has been designed to be car-free and delineates between semi-private and public landscaped spaces thus providing an arterial route through the development for the wider community.

Site Analysis



4. EDINBURGH TRAMS (CITY-CENTRE TO LEITH)

Development Type : Transport Infrastructure
Distance : Between York Place and Ocean Terminal

This tram line between York Place and Ocean Terminal was to be built in the Phase 1a of Edinburgh Trams Construction. However, due to the controversial funding crisis and change of contractors in the past, the tram line had to be truncated at York Place in 2010.

The Second Proposed LDP of June 2014, However suggests the line as a future proposal and may resume construction once the financial and management glitches are resolved.

5. LOCHEND BUTTERFLY

Development Type : Housing Development
Design Team : EMA Architecture + Design
Site Area : 5 Hectares

One of the most notable developments under construction by the developer company Places For People, Lochend Butterfly is an ambitious housing project, sharing its borders with significant locations such as Meadowbanks, Hibs Stadium and the train line between Portobello and St. Marks Park. It promises 350 homes of which 100 are affordable as per CEC's housing policy. After construction, the affordable homes will transfer to Castle Rock Edinburgh and Lothian Homes' property management portfolios. (Lomholt, 2010)

6. MEADOWBANKS STADIUM

Development Type : Sports Facility Redevelopment
Design Team : Alan Murphy Architects
Area : 1.7 million Sq.Ft.

Meadowbanks Stadium, which was built for the 1970 Commonwealth Games, has been under decline, even before the widespread campaign to save it from demolition in 2007. Following large scale consultation process, three redevelopment options were considered by CEC for its regeneration which focus on the stadium as a place for improved local sports infrastructure and Encourage active living with improved sports facilities for Leith and Edinburgh. The project however is on hold, due to lack of large amounts of funding that is required.

PORT OF LEITH HOUSING ASSOCIATION

Port of Leith Housing Association (PoLHA) is a voluntary organisation, set up in 1975, which is involved in regeneration of Leith and North Edinburgh. It is run by a voluntary Board of Management that holds meetings regularly to and aims "to make Leith the best place to be". It identifies run-down sites with potential and develops housing proposals which are supported by both external and internal funding. Its sources of funding are from the Scottish Government, City of Edinburgh Council and private capital raised by the Association. Although Port of Leith is mostly committed to building more homes in Leith, it also invests in long-term community engagement and activities, and is also involved in a variety of other broader and holistic initiatives.

The development team, has the following objectives, as quoted from the POLHA website:

- To co-ordinate and deliver the Association's current development programme;
- To identify and investigate development opportunities across Leith and North Edinburgh, and develop a pipeline programme of future developments;
- To investigate innovative methods of procuring and financing new housing developments;

- To provide a range of housing options and tenures, including social housing, mid market rent and housing for sale;
- To develop non-social (e.g. mid market rent) housing on behalf of the Association's wholly owned subsidiary Persevere Developments Ltd;
- To provide for a range of housing needs, for example wheelchair adapted and family housing;
- To streamline procurement to ensure efficiency, transparency and value for money;
- To promote excellence of design;
- To ensure long term benefits to the community;
- To develop sustainable communities.

POLHA has outlined its policies of appraisal and development in documents relation to Allocation , Shared Ownership and Antisocial Behaviour.

POLHA is involved in many ongoing / recently completed projects. Some of these which are within the site , include the famous redevelopment of the historic site of Leith Fort which was introduced in the History section. It being redeveloped as from the post modern tower housing block to 4 storey blocks and houses with private gardens., in partnership with CEC. There is also a recently completed apartment block on Albion Road near the Wasps Studio, designed by Gilbert Associates.

Most of the built interventions in all of the above mentioned proposals, are housing developments, which may be justified given housing shortage in UK. However, not much has been done in terms of community outreach programs at a neighbourhood level.





SOCIO CULTURAL ANALYSIS

ECONOMIC TRENDS

Leith and Leith walk wards have an especial character within the city partly derived from their origins as a coastal village and its main walkway to the city of Edinburgh. This especial character is still perceptible in the port of Leith which in recent years has been increased its popularity due to the enhancement of its urban realm. But not only does the unique sense of place of this area is felt in the port of Leith or Shore, it is also present in the Leith Walk area. Signs of proud Leith citizenship around the streets, the existence of the Hibbs football team and an active urban life home of the largest artist community in Edinburgh and an ample community of immigrants have transformed this part of the city in one of the most dynamic and appealing places to live in the city, although during years it was considered one of the most deprived and dangerous districts.

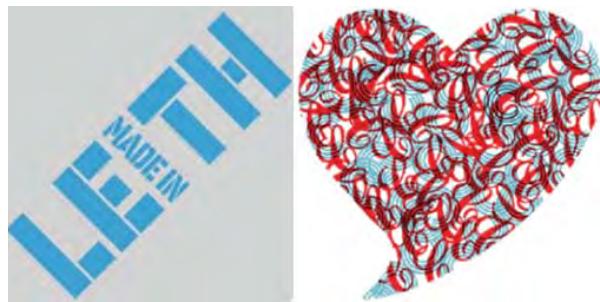


In the past Leith's employment was based in port activities and industry. In the last 5 years Leith has lost around 3500 jobs, a decrease of around an 18% (Leith Study Report). The Leith Economic Framework published in 2014 addresses the concerns, challenges and opportunities for the creation of jobs and the improvement of the economic possibilities in Leith. One of the aspects which is emphasized in the report is the relevancy of the creative start-ups in the area with the third highest business start-up rate of Scotland. In this creative environment the possibilities to build an entrepreneurial culture are enhanced. Nonetheless the report suggest that the new jobs possibilities are likely to be in the third sector and administration services more than in other kind of industries or port related activities.

Other main areas of possible economic expansion are the tourism and the hospitality sector directly related to it. The Council has already shown a special interest for the boosting of Leith as a touristic destination, having already invested, as mentioned before, in the regeneration of the Shore through enhanced signage, street furniture and identifying subareas of special character

Furthermore, the recent acquisition of the Customs House, a grade-A listed building to create a museum of heritage related with the maritime past of Leith could encourage the numbers of visitors considerably.

The Council attempt to incorporate the citizens views in the future development programmes has taken shape through the Leith Neighbourhood Partnership (L.N.P.). L.N.P. is an advisory committee born to connect the community concerns with service providers and agencies. It forms part of one of the 12 Neighbourhood Partnerships existing in Edinburgh. This organism can play a key role incorporating the social, economic and environmental concerns of the citizens. Leith decides is an approach used by Leith Neighbourhood Partnership to allocate 50% of its Community Grants Funds. Just in 2016 this organisms shared £22000 among the many organizations located in Leith using a participatory process in the decision. This type of approach is called Participatory Budgeting (PG) and allows the community to take part in the economic decisions of their area.



CULTURAL FESTIVALS

Leith's artistic culture is recognized as one of the distinctive features of this part of the city. According with the data indicated in the Leith Study Report there are at least 350 creative industries employing around 1700 people in this district. This represents the 10% of the total employment of Leith when this same figure is just around 6-8% for the rest of Edinburgh.

Considered as one of the pillars for its future development, they have already been attempts to evaluate the needs or difficulties that the creative sector can experience in Leith. Leith Creative is a cultural research project which has mapped the creative industries and cultural resources of Leith. Among

the findings of their research, which were published in a report in 2014, they could be highlighted the lack of connectivity between the creatives, the need of another venue of a considerable size for exhibitions, performance and live music and the lack of more affordable working spaces

The creative culture in Leith is present in many ways. Apart from the creative hubs spread and many other creatives developing their work from home, there are also four festivals of growing popularity.



Leith Festival. Source: wow247

Leith festival is the biggest one. It runs during 9 days at the beginning of June. It is geared to bring the community together through theatre, music, concerts and other activities

Leith Late Festival is one of the projects of the visual arts organization of the same name: Leith Late. It started as a one-night

event and now it is running annually also during June. It includes exhibitions, live music and on-street interventions.

Other initiatives of this group are the Shutter Project and the Mural Project, sometimes running simultaneously with the festival, aimed to bring the art to the street through murals and paintings on businesses shutters, and derelict sites .

The Edinburgh Mela is the biggest multi-cultural festival of world music and dance. It is a



Leith Late mural. Source: Leith Late website

two-day Festival held annually on Leith during the month of September.

Leith Jazz and Blues festival
A weekend of live music in the Shore.

Site Analysis



HUBS

- Start-ups
- Institutional
- Other

Number of activities

CULTURAL HUBS

Taking as the starting point the work developed by Leith Creative, a classification of the cultural hubs of the area has been done. It is aimed to identify and classify these spaces according to the services or uses that they can offer. We will consider as cultural hubs, not just the spaces dedicated to the artistic creation but also all the places which aim is the promotion of the culture. A first division in the classification separates the cultural hubs in three groups: spaces which host creative start-ups, institutional buildings as theatres or museums and a third group which includes spaces related with the artistic creation but which don't meet the previous criteria.



Site Analysis

The activities which can be developed in these spaces offer a general idea of the relevancy and integration of these spaces with the community. At this regard, the organization of events and other activities together with the existence of a café and exhibition space seem to be the most relevant.

Considering these factors and focusing mainly on our central area of analysis, some of the most representative cultural hubs are:

S T A R T - U P S	Space for creatives & start-ups	Gallery-Exhibitions	Classes & workshops	Events	Space for organizations	Library	Café	Museum	Run by the council
Out of the Blue Drill Hall	✓	✓	✓	✓	✓	✗	✓	✗	✗
Saint Margaret's House	✓	✓	✓	✓	✓	✓	✗	✗	✗
Rhubaba	✓	✓	✓	✓	✗	✗	✗	✗	✗
The biscuit factory	✓	✓	✓	✓	✗	✗	✗	✗	✗
Edinburgh Printmakers	✓	✓	✓	✗	✗	✗	✗	✗	✗
Creative exchange	✓	✓	✗	✓	✗	✗	✗	✗	✗
Coburg House studios	✓	✓	✗	✗	✗	✗	✗	✗	✗
Wasps at Albion road studios	✓	✗	✗	✗	✗	✗	✗	✗	✗
Edinburgh Contemporary Craft at Techbase	✓	✓	✓	✗	✗	✗	✗	✗	✗
Gayfield Creative Spaces	✓	✓	✓	✓	✓	✗	✗	✗	✗

CREATIVE START-UPS

Out of the Blue

It can be considered the main driver of alternative creative synergies in the area. Apart from being one of the most sizeable of these venues, it is the only space with a café and a continuous program of events, exhibitions and workshops throughout the year. It also includes space for creative start-ups.



Out of the Blue. Photo: Leticia Valle

St Margaret House

It has been described in the magazine Artwork as "an indie arts centre housed in a former Government office block which, despite its daunting exterior, is a hive of creative energy". St Margaret House comprises community art spaces, a theatre, a cinema room, library and gallery space. It also hosts some creatives and organizations as the Link up Women's Support Centre.

Rhubaba

Despite being considerably smaller than the previous ones, it has a continuous program of exhibitions and events and space for creative industries.



Rhubaba. Tom Nolan Twitter

Creative Exchange

It is a business incubator which offers flexible rented spaces for creative industries. It also includes a theatre for conferences and exhibition space



Creative Exchange. Source: website



The Biscuit Factory

It is located in the former Crawford's biscuit factory and opened its doors just in 2015. This multipurpose arts hub have possibilities to become a new centre of cultural activity although its activities are still not well established. Among them, space for start-ups, a gallery and a great space for events.



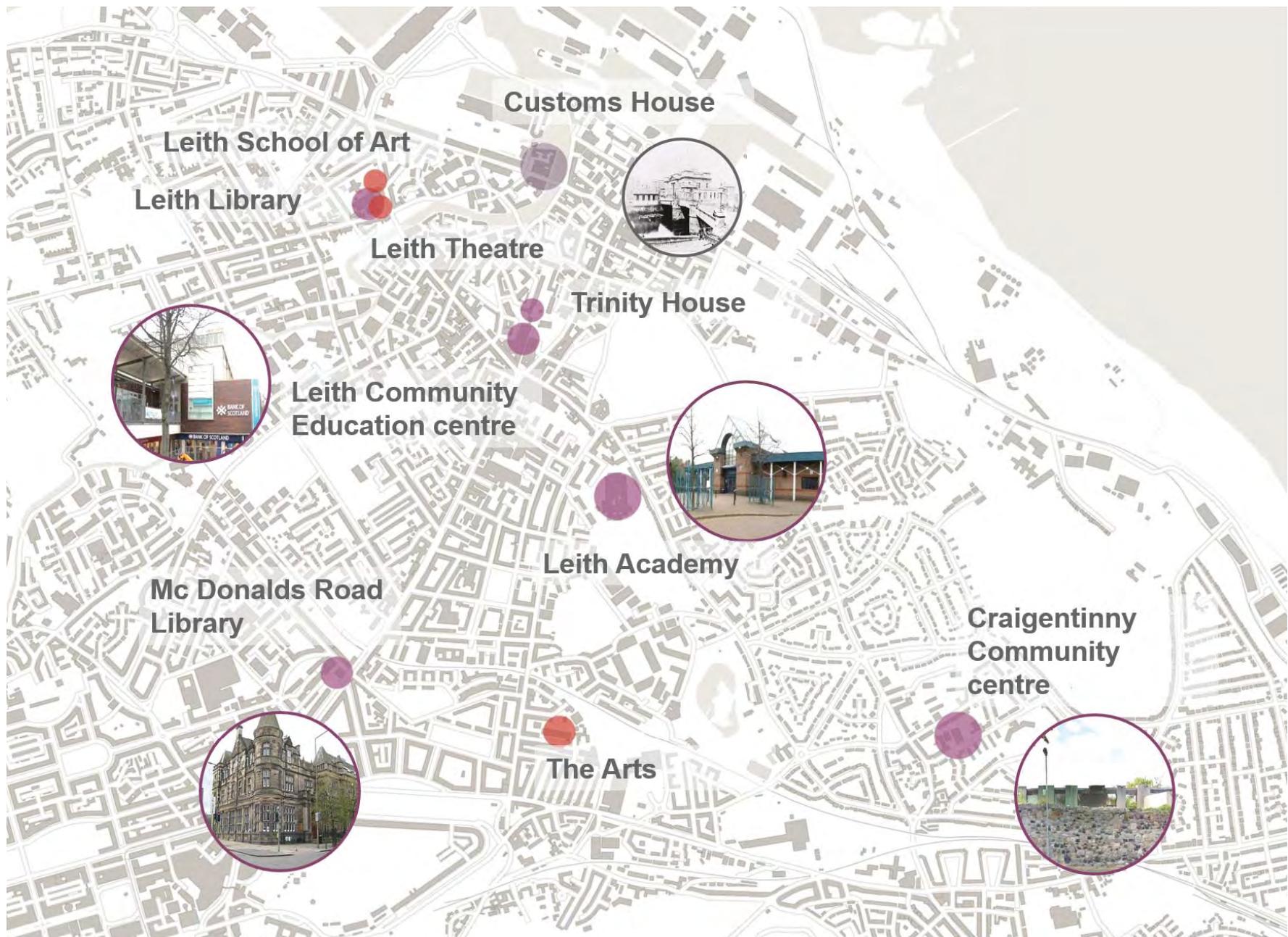
The biscuit factory
Wasps at Albion Road. Photos: Leticia Valle

Wasps at Albion business centre.

Although the Wasps centre don't organize further activities apart from the ones developed in the own working spaces, it is included in this list because it will be object of further analysis in the following chapter.

Gayfield Creative Exchange

Closer to the city centre, it is the last one we will include in this selection due to the great amount of activities it develops. Gayfield comprises several venues with space for collaborative working, exhibitions and events.



	Space for creatives and start-ups	Gallery-Exhibitions	Classes & workshops	Events	Space for organizations-associations	Library	Café	Museum	Run by the council
Leith academy	✗	✓	✓	✗	✗	✓	✗	✗	✓
Mc Donald Road library	✗	✗	✓	✗	✗	✓	✗	✗	✓
Leith library	✗	✗	✓	✗	✗	✓	✗	✗	✓
Leith community education centre	✗	✓	✓	✓	✗	✗	✓	✗	✓
Trinity House	✗	✓	✗	✗	✗	✗	✗	✓	✓
Craigtinny Comm. centre	✗	✓	✓	✓	✗	✗	✓	✗	✓
Customs House (coming soon...)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leith School of Art	✗	✓	✓	✗	✗	✗	✗	✗	✗
Leith Theatre	✗	✗	✓	✓	✗	✗	✗	✗	✗
The Arts	✗	✗			✗	✗	✗	✗	✗

INSTITUTIONAL BUILDINGS

Some of the buildings which provide educational services for the community are:

Leith Academy

This peculiar secondary school runs some other activities as for example courses of the Adult Learning Education Programme.

Mc Donald Road Library

It is one of the libraries in the city which offers more activities for the community. ESOL (English for Speaking of other languages) classes and reading groups, employability workshops, and computer classes to mention just some. It also includes community room for hiring.



Mc Donald Road Library. Source: geograph.org

Customs House

Edinburgh Council reached an agreement on the spring of 2015 to purchase this grade-A listed building and transform it into a museum of the history of Leith. Other uses may include public rooms and offices.



Customs House. Source: Edinburgh.stv

Trinity House

It is a small museum set in a listed Georgian neoclassical house which was a guild house and hosts a maritime exhibition.



Trinity House. Source: serviajero.blogspot

Leith Community Centre

It is described in the webpage as one of the busiest in Edinburgh. It is located on the first floor of the New Kirkgate Shopping Centre. Apart from all kinds of classes and workshops, there are also several local organizations which meet at this space offering for example support with narcotics dependence or help for those with learning disabilities. It also has a café.



Leith Community Education. Source: euans guide
The spaces which are outside of the general classification are:

Leith School of Art

Along with the Glasgow School of Art, only independent art college in Scotland.

The Arts

It is an international agency of consultants and promoters of art companies and events which works together with the Fringe Festival.

Leith Theatre

It is a venue under a management of a community trust that decided to take over the building after years of being unused. It includes several spaces to rent, even for weddings or celebrations since the object is to reinvest the profit in the management and renovation of the building.



Leith theatre. Source: own website

- Inmigrants ● Sport
- Social ● Gender & LGBT
- Political

ORGANIZATIONS

In addition to all the creative culture, Leith is also an incubator of social movements. There are dozens of organizations and charities based on Leith, from sport clubs through political associations to all kind of social support for population at risk of exclusion. But presumably the associations focused on the problematic and needs of the immigrant community are the ones which characterized more this part of the city.

A new classification has been done in order to understand the many issues these organizations address and the services they offer. According to the main focus of its work, the organizations have been divided into five categories: social, political, immigrants, sport and gender and LGBT.





Social Support Associations

There are numerous organizations in Leith leading with social issues. Among them it is remarkable the work of the following ones:



It is a centre geared towards families with children with multicultural awareness. It has a café, which offers affordable meals, free access to computers and a whole program of activities including cookery classes, summer program for kids and parents support.



Located beside the Out of the Blue, it develops a whole series of programmes to contribute to improve people's self-esteem and capacities. They have specific programmes for children, young people and older people.



It offers support for young people in a range of topics from sexual health to drugs and alcohol support and education. It includes social spaces, some of them available for hire.



It offers support for young people in a range of topics from sexual health to drugs and alcohol support and education. It includes social spaces, some of them available for hire.

Immigrants organizations

Among the organizations focused on immigrants integration and problematic could be highlighted the following:

Pakistan Community Centre

It is a sizeable venue with spaces to hire for weddings or other social events. It gives advice in legal matters and it also counts on a whole programme of activities.



It is a Spanish association which gives social and legal support to Spanish speakers workers in Scotland. They also organize workshops to help the community in the hunting job process through their own empowerment and the reinforcement of their self-esteem.



It is an Indian social enterprise with a nice café which profits are used to develop some social programmes aimed to improve the employment opportunities, build confidence and reduce the social exclusion of minority ethnic women.

Gender and LGBT associations

Due to Leith past associated with high levels of street prostitution and violence, there are several places in the area dealing with sexual and gender issues. The main one is the Leith Community treatment Centre run by the council which has a specific program of Sexual Health. Among the organizations can be noted the Edinburgh Rape Crisis Centre and the NSWP, the Global Network of Sex Work Projects

Sports Associations

They can be highlighted the Hibberian Supporters association located in Sunnyside which runs a programme of music shows and other events and the Taoist Tai-Chi Society of Great Britain located to the South-East of Lochend Park, a big venue where apart from the classes calendar they offer free drop-in sessions every Saturday and other events.



Taoist Tai Chi Federation. Photo: Leticia Valle

Political Associations

It must have a special mention the Autonomous centre of Edinburgh located in Brunswick road, a venue which offer library and trade-shopping services and includes a meeting space for organizations which doesn't count on their own spaces. Among them the Edinburgh Chiapas Solidarity Group, the Anarchist Federation, the Lothian Socialist Discussion Group and the Immigrants Resistance Network.



Autonomous Centre. Source: Google maps

Norton Park

It has also to be mentioned Norton Park, located in Albion Road just besides the Hibbs stadium. Norton Park is a building of offices, run by Albion Trust, a registered charity created with the aim to provide affordable spaces for voluntary organizations. Among the social organizations located there are the Cyrenians, working with homeless and people at risk of exclusion, several organizations working with people with mental or physical disabilities as ECAS, FABB Scotland, Intowork, Penumbra or Visualise and two working also for ethnic minority groups: Milan and Shakti.



Norton Park. Source: google maps

SOCIAL	Help and advice	Common spaces	Workshops & events	Kitchen
Dr. Bell's Family Centre		✓	✓	✓
EVOC		✓	✗	✗
Pilmeny Dev Project		✓	✓	✗
The Junction		✓	✗	✓
The Ripple Project		✓	✓	✗
Volunteer Edinburgh		✓	✗	✗

SPORTS	Help and advice	Common spaces	Workshops & events	Kitchen
Edinburgh City F.C.		✓	✗	✗
Hibernian Supporters		✓	✓	✗
Lochend Youth FC		✓	✗	✗
Taoist Taichi Society		✓	✓	✓

IMMIGRANTS	Help and advice	Common spaces	Workshops & events	Kitchen
Pakistan Community Centre		✓	✓	✓
PIE (Spanish)		✓	✗	✗
Polish Family Support C.		✓	✗	✗
Punjabi Junction		✓	✓	✓
Shaheliya (black minorities)		✓	✗	✗

GENDER & LGBT	Help and advice	Common spaces	Workshops & events	Kitchen
Edinb Rape Crisis centre		✓	✗	✗
Engender		✓	✓	✗
NSWP		✓	✗	✗

POLITICAL	Help and advice	Common spaces	Workshops & events	Kitchen
ACE		✓	✓	✓

SOCIO- CULTURAL AND POLITICAL LANDSCAPE IN LEITH

The distributions and relations among these different groups could bring a different interpretation of the inner urban life in Leith and surrounding areas. In the map beside we can realise how most of these groups, cultural hubs and social organizations, are located mainly around Leith Walk and Great Junction Street. However, there are other spots of social activity spread around the rest of the area.

In a new map, analysing the social landscape in Leith, there have been highlighted in red all the cultural hubs and organizations which organize programs or events opened to the general public. It can be noticed that although most of these spaces are also distributed around Leith Walk and Great Junction Street, there are also five venues with significant social programs located around Lochend Road.

On the other hand, there are also several social organizations around the Hibbs, probably the second area with a bigger concentration of them after Leith Walk and Great Junction, but except for the Hibberian Supporters association they



are not known or visible to the general public because they don't organize public events or workshops.

As a general conclusion it could be said that Leith is an area full of social intensity, with numerous creative companies and different types of organizations operating in the area and a rich cultural mix. Nonetheless, the incredible potential for networking does not



CONCLUSION

The area of study of the present report is experiencing a process of deep transformation in recent years. From being considered as one of the less desirable places to live in the city, as it is reflected in the novel of Irvine Welsh "Trainspotting" to become a place full of vitality with a young working population, a great cultural mix and a large community of artists. All this new reality coupled with the sense of distinctiveness always present in Leith, offer the image of a revitalized and intense neighbourhood.

Nonetheless all the construction works happening in the area at the present moment demonstrate how this process of regeneration is continuing further on and probably transforming the district in a new gentrified part of the city with less affordable options for the communities currently living there. Indeed, the Council has already shown its interest to develop a new focus of commercial and touristic activity around the Shore, that although has been partially stopped due to the failed plans for the extension of the tram and the continuous changes in the master-plans aimed to develop the waterfront area, is still a first focus of development in the political agenda.

On the other hand, it is noticeable the huge social differences that exist among the diverse zones that integrate our area of study. Particularly, Game Changer gave us the option to closer examine the area around the Hibbs stadium, and substantiate the lack of connection between the Easter road and the more deprived district of Restalrig, both physically and socially.

Leith Walk is an active boulevard which concentrates most of the movement flows in the area. Additionally Easter Road and Lochend Road are the other two main roads in the axis North to South. However there is just one secondary street, Albion Place which connects these two streets in the East-West axis in the whole area of study as can be appreciated in the graph below.



This idea of lack of connectivity can also be applied to the social network. As it was noted in the report developed by Leith Creative, participants highlighted the lack of connections among the different groups existent in the area. Also the many organizations working in the area lack of a place to interchange ideas and projects, except in the cases of Norton Park which works more as an office block without common activities and the Autonomous Centre of Edinburgh.

Those two ideas the lack of physical and social connections among the different parts, and the interest to address the real needs of the community in the area will be the object of study for the proposal of our research.



PROPOSAL

VISION

Stimulating both socially and physically the **integration** among the different zones and communities in the area, breaking the boundaries between the different zones and creating new spaces for community gathering.

SOCIALLY

The lack of connection between zones of different social status is perceivable in the area around the Hibbs Stadium. Furthermore, the social connectivity can be improved if the many different social organizations operating in the area have new spaces to relate and network. Opening a new social hub, with activities and spaces for the community between the streets adjacent to the stadium could boost the integration among the members of the community



Integrating communities

Improving social networks



Breaking physical boundaries

PHYSICALLY

Although its representativeness, the area around the Hibbs stadium is completely isolated from the urban dynamics of the surrounding area. Albion Road, the street which gives access to its main entrance is a cul-de-sac which ends up in a residential area. Albion Place, street without any kind of social activity to the other side of the stadium, is the only East-West connection between the two neighbour districts of Easter Road and Restalrig. Furthermore a former unused Caledonian railway completely separates this part of the city to the Southern London Road. An attractive new way of connecting the areas to both sides of the stadium will enhance the possibilities of further uses for the Hibbs.



PROPOSAL: The spine, an attractive new route connecting places of social and natural interest in the area

Social places:

From the maps of social and cultural landscape we have discovered that there are several spots of social activity around the Hibbs stadium. In fact, four organizations with an intense social program are just located to the East of this area, they are St Margarets House, the Taoist Tai Chi Federation, Craigentinny Community Centre and the Ripple Project. There are also several organizations located just beside the stadium; Norton Park which hosts several social charities and the creatives working at Albion Business Centre,.



although any of them have adequate spaces for common activities opened to the public. The Autonomous Centre of Edinburgh, to the West, is the other highlighted spot in our route of social activity.

Green areas

Connecting several green areas we can find further reasons to draw a route attractive to be travelled. From the maps of the cycling network we discover a route through Brunswick road which connects Lochend Park with the Water of Leith. That route pass through Mc Donald Road, a scenic street with attractive urban design and a shared cycling path overlooking Arthur Seat.



On a bigger scale

Looking things on a bigger scale we can perceive even better this lack of East-West connection we are relating. A new route could boost, not just the connection between the neighbour districts of Lochend and Restalrig, but also to the West with the Botanic Gardens and Stockbridge area.



SCENIC ROUTE



A SCENIC ROUTE

Not only the proposed route is the one that better connects certain points of interest within the area and opens a new connection in the East-West axis, but it is also the most scenic one.

Mc Donald Road is a nice street with shared cycle paths, pleasant street furniture and panoramic views to the Arthur Seat. A more than enjoyable way to start the journey.



Mc Donald Road. Source: Google maps

Brunswick Road, just after crossing Leith Walk is also an interesting and welcoming street with a boomerang shape in a slight slope. In the centre of this shape there is a nice spot between the Leith Walk Primary School and the Autonomous centre of Edinburgh.



Brunswick Road. Source: Google maps

Other interesting spot in this trip is the bridge over the former Caledonian railways full of paintings evocating the industrial past of the area.



Albion Bridge. Source: Google maps

The isolated Hibbs stadium area is the next stop in this journey. Although not particularly attractive at the moment has all the potential to bring new urban activities to its doors especially in the surroundings of the Albion business centre, an attractive former brick mill which is used for creative start-ups.



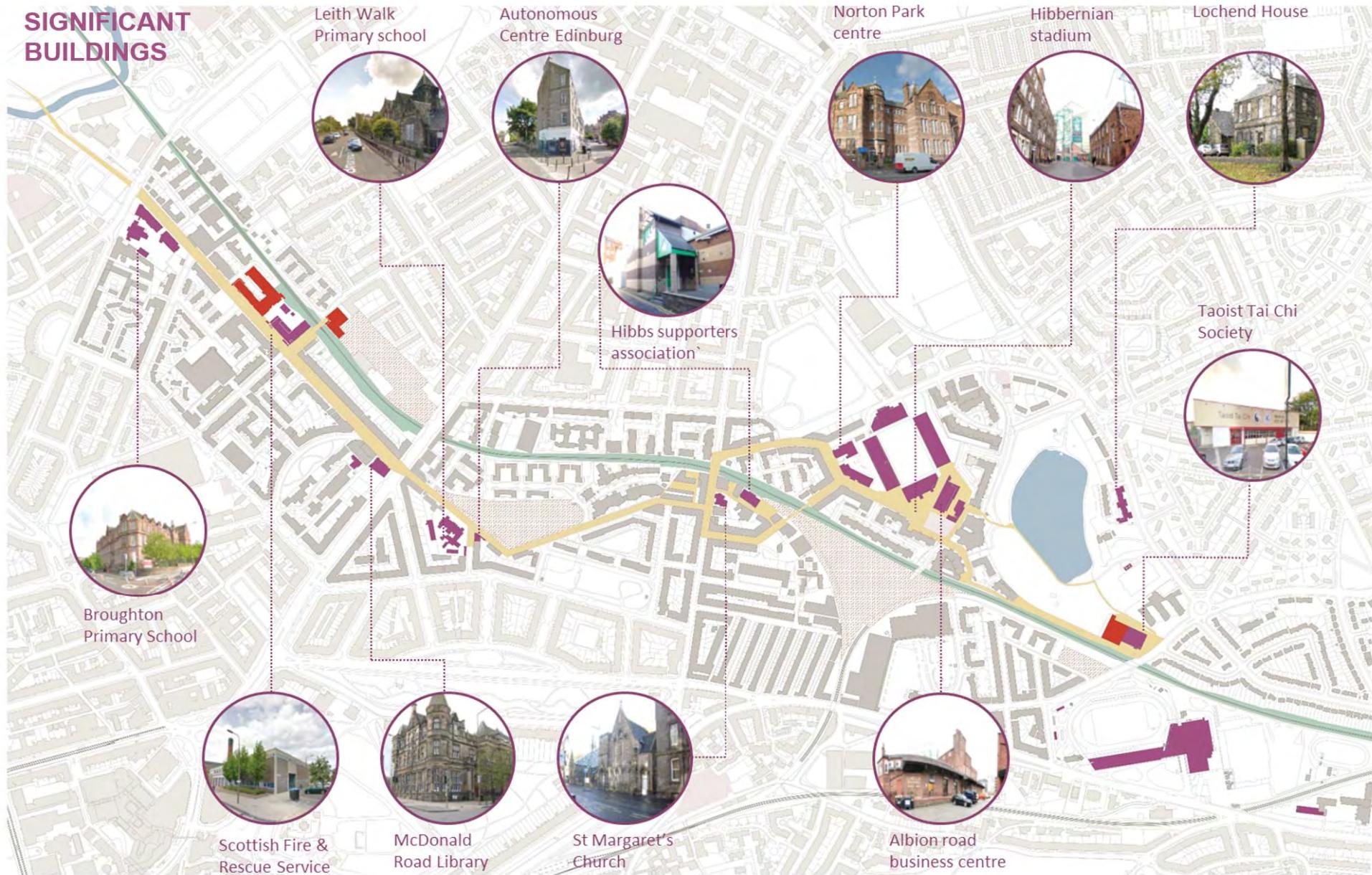
Hibbs Stadium. Source: Google maps

Lastly, Lochend Park with its beautiful castle and the Taoist Tai-Chi Federation are the last spots of the itinerary.



Lochend Park. Photo: Leticia Valle

SIGNIFICANT BUILDINGS



POINTS OF INTEREST

The route from Mc Donald Road to create this special itinerary has some interesting buildings that should be highlighted. Just after Broughton Primary School, we find the Shrubhill Tram Depot, a fascinating derelict building which hosted the major tram depot of the area of Leith and it is currently for sale. Just beside it there is another old factory, the papermill wynd, which hosts some social organizations.



Shrubhill Tram depot. Source: onlyinedinburgh

The following building with a social interesting that can be found is Mc Donald Road library, one of the cultural hubs of the neighbourhood, with a whole program of activities, as mentioned before.



Mc Donald Road library. Source: googlemaps

Already in Brunswick road, there is the Autonomous centre, one of the few places in the city which offers its space to different organizations free of cost. St Margaret Church, just in the centre of our proposed route. It is an active church with a program of activities which include concerts and activities for children.



St Margaret Church. Source: googlemaps

In this point the route diversify to reach the stadium, but both optional routes meet again at Norton Park Centre an incubator of social charities although not very known or opened to the general public.

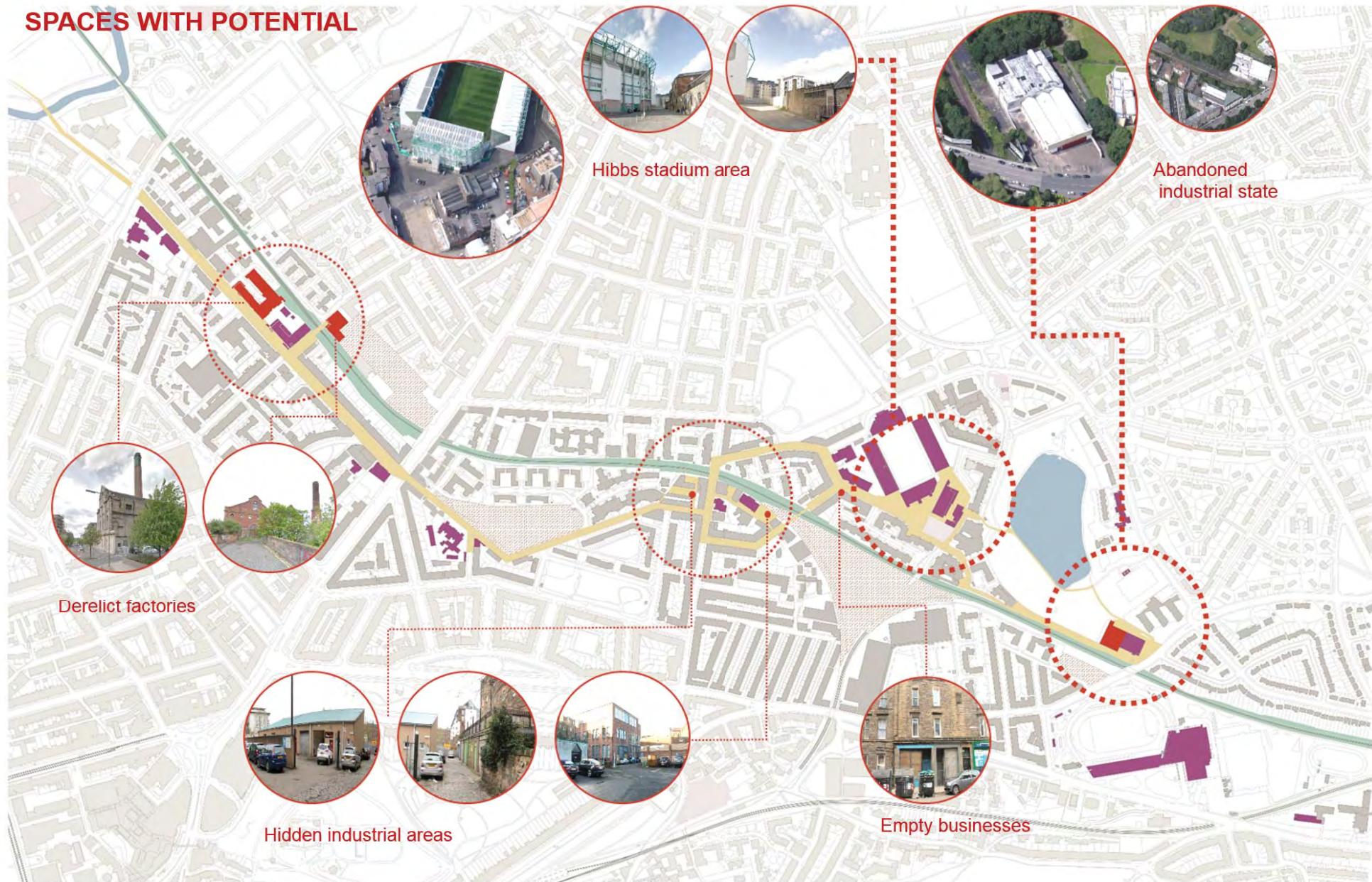
Reaching the stadium and the charming Albion business centre, there is still another building of historical and aesthetic interest, the Albion Castle that although private owned it opens to the public in special occasions as the annual open day.



Albion Castle. Photo: Leticia Valle

Lastly in the new proposed route we find an old industrial state and the Taoist-Taichi federation. Both spaces with certain kind of different attractiveness.

SPACES WITH POTENTIAL



STRATEGY:

The aims of our strategy will be:

- Improving the connections among the distinct zones of the neighbourhood through a new attractive itinerary.
- Promoting the social inclusion among people from different countries and economic situation.
- Boosting with activities the area around the Hibbs stadium to potentiate the use of this interesting part of the city.
- Creating spaces for community gathering, both in public spaces and also inner places.
- Opening a hub which could cover the real needs of the community, bringing together the different communities and organizations existing in the area.



Proposal of interventions:

First phase:

Temporary activities in selected spots of the spine.

In particular, the activities around the Hibbs stadium will be the ones we will focus more on because it has all the spatial potentiality and it could also boost the reactivation of the social programs proposed by the Game Changer.

Networking among different organizations in the area to try to create a multicultural hub, a venue adapted to the real needs of the community of Easter road and surrounding areas.

Signage and street art around the route, to stimulate its visibility as a special place in the neighbourhood.

Second phase:

New proposals of street design



Stubbs. Manchester



Better Block



MRio. West 8



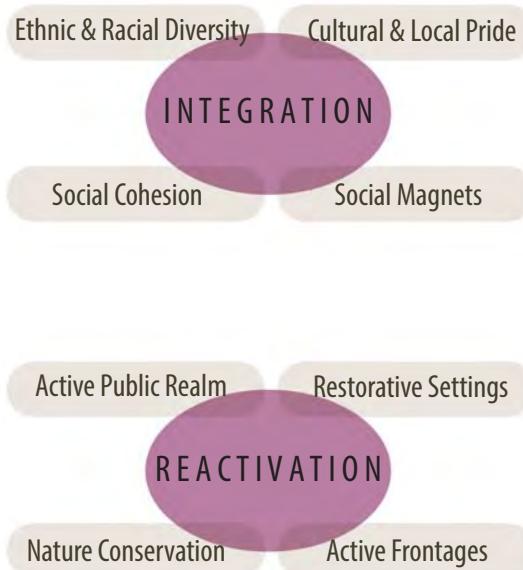
Concert Square. Liverpool

PROGRAM DEVELOPMENT

CONCEPTUAL THEMES

The strategy calls for the need for introduction of specific functions to reactivate the public realm in the area along the spine. These are based on the visions envisaged by the report and aim at reflecting the ambitions associated with the development of Easter Road.

Some themes that are directly or indirectly linked to the vision are :



PROPOSED ACTIVITES AND PROGRAMS



Ethnic and Racial Diversity

Venues for Festivals, Events

- Multi-functional plazas
- Public Parks



Cultural and Local Pride

Refurbished historic buildings

- Office Rental Spaces
- Retail



Social Cohesion

Cultural Hubs, Platform for exchange of Ideas

- Immigrants Solidarity Centre
- Conference Spaces



Social Magnets

Places to socialise

- Cafes
- Pubs
- Weekly Markets



Active Public Realm

Outdoor Spaces and Active living

- Plazas for play, skateboarding, etc.
- Cycling Paths



Restorative Settings

Green and Blue Infrastructure

- Reclamation of green patches and waterbodies in public plazas



Nature Conservation

Natural Green Infrastructure

- Regenerated railway tracks



Active Frontages

Mixed use for refurbished buildings

- Retail
- Food and beverage outlets

IMPLEMENTATION STRATEGY & PARTICIPANTS

One of the major strategies for implementation of these activities and programs is by intervention in two phases.

PHASE 1 : Temporary Activities

This phase aims at bringing together specific sections of people to areas of interest or "hubs" within the site, which act as promotional platforms for future potential interventions. The temporary activities also aim at improving accessibility to such "hubs" and promote the quality of active urban life that these spaces have to offer.

Leith has a rich diversity of social and political organisations and creative industries that form the backbone of its community infrastructure. Community events and temporary activities (weekly, fortnightly or monthly) such as weekly markets, cultural or creative festivals, public workshops, etc. will help in encouraging and strengthening local businesses and startups. Given the fact that Leith has a high number of immigrant population, these activities will also support vulnerable ethnic and cultural groups within the neighbourhood. The four temporary activities proposed in this programme are discussed below. Most of these already exist in popu-

lar culture within the context of Leith and Edinburgh, while the fourth proposal is a potential activity, which could be open to further discussion :

1) LEITH FESTIVAL

Leith Festival is a community-based arts festival, held annually in Leith. It has been celebrated in its present format, since the 1980s and is presently run by Leith Festival Association, a Ltd Company and a recognised Scottish Charity. (The Scotsman, 2011). It is held in the month of June every year with parallel events that run alongside such as Edinburgh Short Film Festival, LeithLate and Leith Jazz and Blues Festival.

Leith Gala and Leith Pageant, are two of the most popular fund-raising events for Leith Festival. Besides it exhibits parades, fairs and stalls in the large open grounds of Leith Links. Leith Festival suffered from lack of availability of funds during the 2008 depression, but has been funded by the City of Edinburgh Council since 2011. Some of the sponsors and supporters of Leith Festival are Scotmid Co-operative, Leith Neighbourhood Partnership, The Royal Yacht Britannia and UNITE the union. Underutilised public areas in the proposed spine will be reclaimed and regenerated as venues for Leith Festival events.

Leith festival



SCOTMID co-operative





SCOTMID co-operative



• **EDINBURGH** • PORT OF LEITH
THE CITY OF EDINBURGH COUNCIL HOUSING ASSOCIATION



2) LEITH LATE MURAL PROJECT

LeithLate a visual arts organisation, holds various public art projects based in Leith such as The Shutter Project and The Mural Project, and the annual LeithLate festival.

The Mural Project kick started in July 2013. The Leith Aquatic, one of the popular murals of this project, was painted by the artist collective *Blameless*. The site was a derelict building at the bottom of Halmyre Street. According to Leith Late website (2013) the artwork "was produced in community consultation with some older residents of a local housing association. The resulting artwork included various Leith references, old and new, and was launched at a street party for the local residents."

The sponsors and funding agencies for this project were Community Safety department of the City of Edinburgh Council, the Leith Neighbourhood Partnership, the Port of Leith Housing Association and Scotmid Co-operative.

The introduction of visual art in derelict sites and underdeveloped zones along the spine, will add quality to the public realm and also increase social interaction at a neighbourhood level during the festival.

3) EDINBURGH CAR BOOT SALE

Car boot sale is a popular culture in UK where in private individuals come together and sell second hand domestic goods, which is displayed in the car's boot. Needless to say, such weekly / fortnightly markets occur in relatively large parking areas where cars can get easy accessibility, sometimes even inside buildings in underground carparks.

Edinburgh hosts two major car boot events, one in Edinburgh Corn Exchange on New Market Road, which is open every weekend and the other in the city centre at the NCP car park, on Greenside Row under Omni Centre, which is open every Sunday.

Typically owners of the car park organise and manage the event and allocate spaces to individuals / sellers for a small fee that principally works in the same way as parking fees works for parking one's vehicle, but is obviously higher as there is a commercial angle to it.

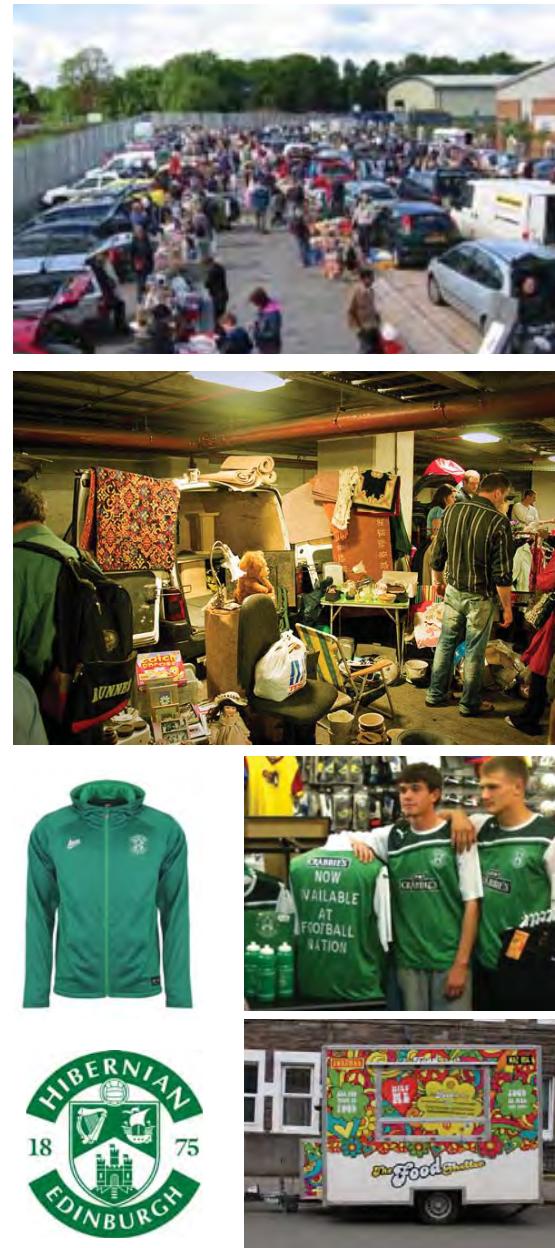
In this case, there are multiple surface parkings around the Hibs Stadium which are relatively unused and inactive on regular days and almost unused on weekends. These spaces could be used by the Hibs F.C. as a source of funding for Game Changer's community outreach programmes.

4) HIBS PROMOTION AND MERCHANDISE ON MATCH DAYS

Hibs F.C. has a good amount of fan following at both local and city level. Pedestrian activity around the stadium is quite high on match days, as already established in the physical analysis. It is therefore proposed that there be programs that cater to the high influx of crowd that visits Easter Road on match days and give them an option to loiter before or after the match, especially since the area around the stadium allows ample space for active plazas and informal activities.

Some of the suggested informal activities which could be managed by the F.C. or Game Changer on match days are - Merchandise Sales and stalls, food vans, ticket counters and promotional events, etc. These are not only income generating, but also add to the temporary dynamic character of the space.

Phase 1 will encourage further interaction between individuals and groups and help in creating a socially sustainable networks between organisations with common goals. This could have positive impacts in attaining a well-knit, culturally diverse and socially inclusive community with a sense of belonging and high level of pride associated with its local identity at a neighbourhood level.



PHASE 2 : Permanent Interventions

Phase 1 temporary activities will result in the increased visibility of underutilised public spaces and encourage their use more often. The more often these spaces are used for temporary activities, the more popular they become as local "hubs". This can be reinforced by addition of some permanent programs in underutilised derelict buildings that can assume newer functions, which can be either commercial and economically sustainable or socially sustainable or both.

Old factory buildings on Mc Donald Road and Tai Chi centre on Marionville Road are run-down buildings with high potentials and opportunities to develop both commercially viable and community outreach programs. The proposed permanent functions along the spine are as follows :

- 1) STREET REGENERATION around Hibs Stadium
- 2) Regeneration of Tai Chi Centre as IMMI-GRANTS SOLIDARITY CENTRE (MULTI-CULTURAL HUB)
- 3) Regeneration of derelict and listed buildings on Mc Donald Road for MIXED-USE OFFICE RENTAL SPACES.

The detail of their locations and context is discussed in the next section.

DESIGN ELEMENTS AND MATERIALITY

Some of the highlights of the design elements that will be encouraged are :

Wall Art / /Media Art



Symbolic Paving Patterns



Green Streetscapes



ZONES

The proposed spine for horizontal mobility in Easter Road and Hibs stadium, has been broadly categorised in two zones, separated by Leith Walk.

Zone 1 consists of the Western half of the spine which runs on Mc Donald Road. It stretches from St. Mark's Park and Water of Leith on the extreme West, all the way upto the junction where Mc Donald Road intersects Leith Walk. Zone 2 consists of the Eastern half of the spine, from Albion Road, through Hibs stadium and Lochend Park all the way until its culmination at the Tai Chi Centre, at the junction between the railway lines and Marionville Road.

The design moves and strategies for two zones have been discussed in detail further ahead in this section.



PRECEDENT STUDY



CONCERT SQUARE, LIVERPOOL

- Plaza Redevelopment by Urban Splash
- Empty Spaces outside derelict building converted to open cafes and retail spaces.



RAILWAY LINE REGENERATION, SINGAPORE

- Urban Regeneration project by Nikken Skai, Singapore.
- Derelict Railway lines converted to urban parks.



FREEDOM TRAIL, BOSTON

- 2.5km long trail - a paving pattern which marks and celebrates the History of United States.
- Paving pattern defines streetscape, elements like manhole covers used for symbolism.
- Public squares at terminating points.

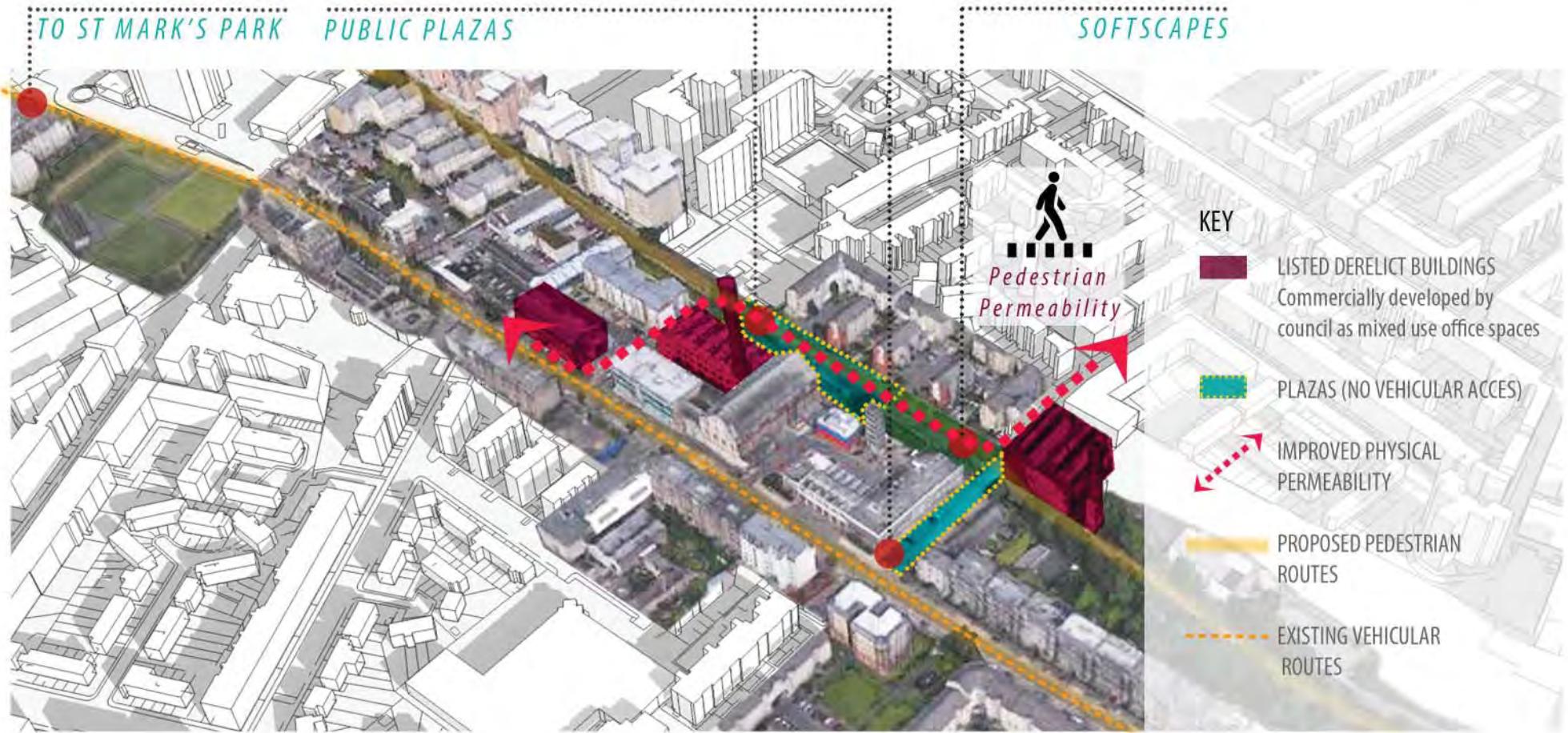


STUBBS, MANCHESTER

- Building Regeneration project in Manchester.
- Old mill building converted to commercial rental spaces.



ZONE 1



ZONE 2

PERMANENT PLAZA



SOCIAL MAGNET URBAN GREENS

Cafes, Food Vans

Gardens



UPGRADED STREETSCAPE

Sidewalks, Bike Racks, Lampposts, Trees



SCULPTURE

Temporary Public Art



FAIRS & SALES

Hibs Merchandise Sale
Car Boot Sale

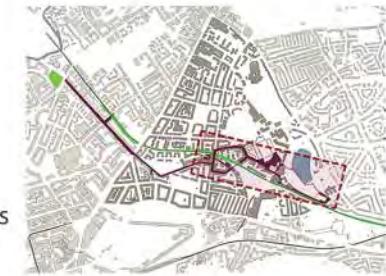


CREATIVE EVENTS

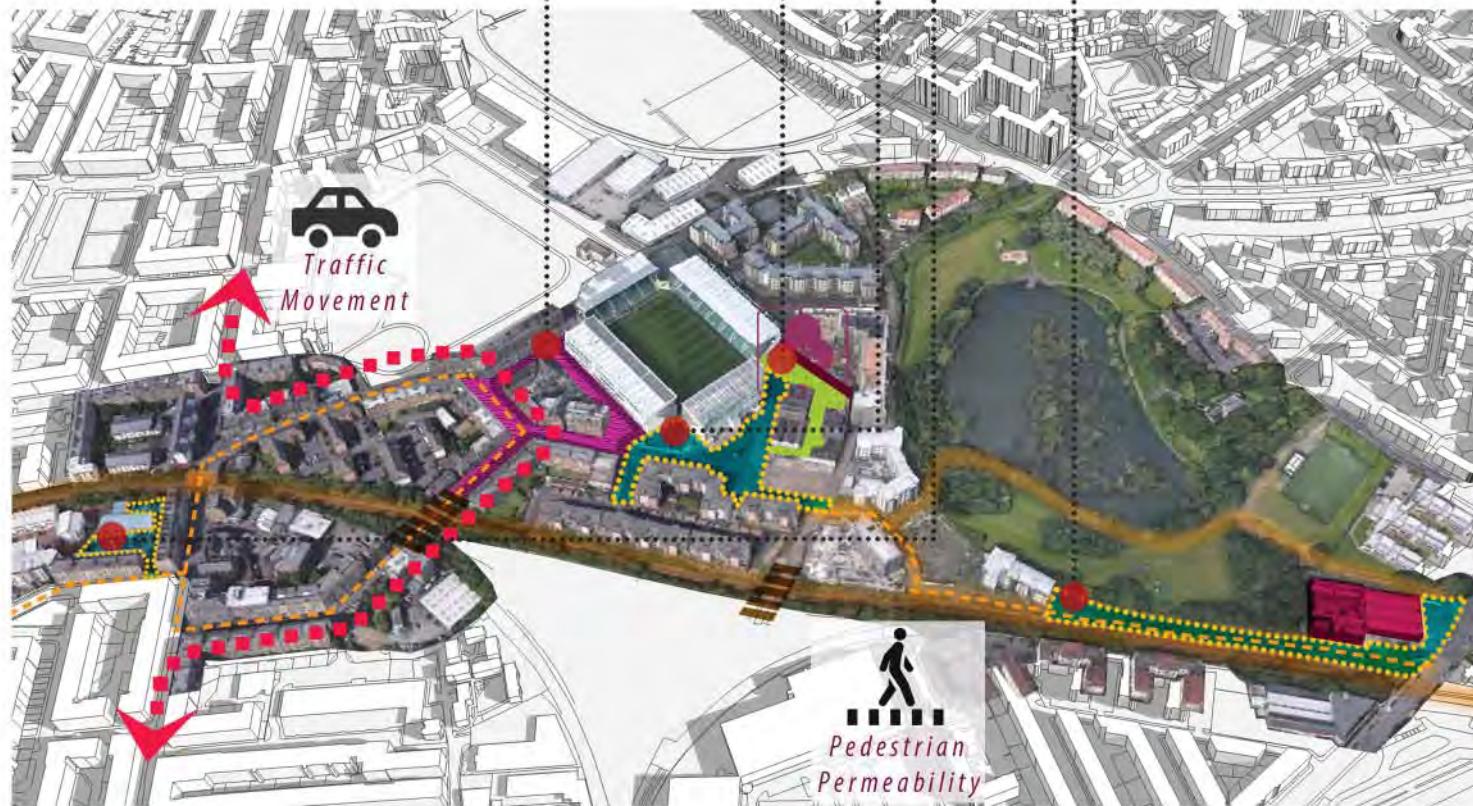
Leith Late Murals,
Multicuisine Food Workshops
Language Workshops



KEYPLAN



PAVED BOULEVARD



TEMPORARY EVENTS

KEY

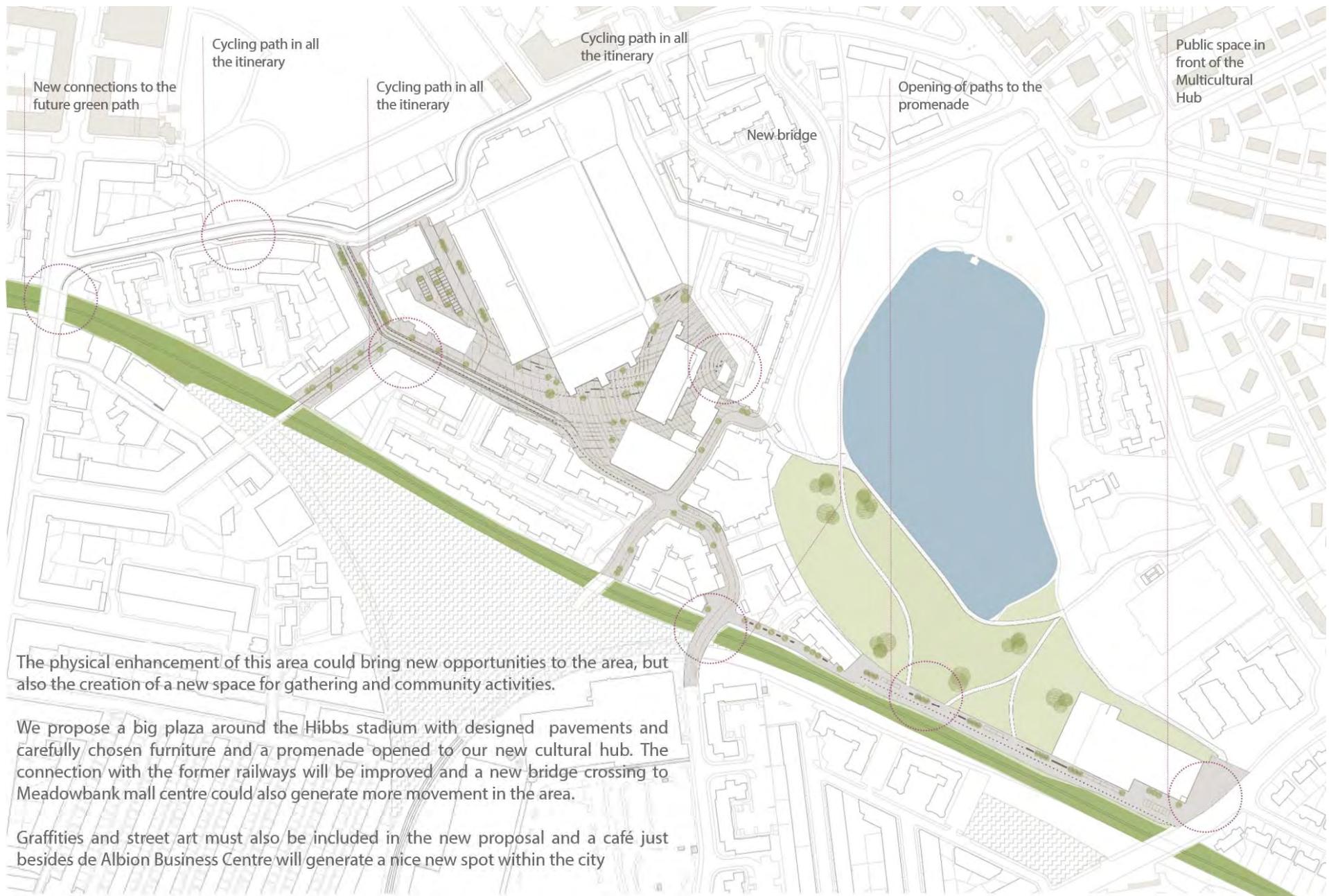
- DERELICT BUILDING
Developed as Multi-Cultural Hub
- PROPOSED BOULEVARD
- PERMANENT PUBLIC PLAZA (Car-free)
- PLAZA FOR TEMPORARY ACTIVITIES
(Car-free during events)
- VEHICULAR TRAFFIC
DURING TEMPORARY EVENTS
- VEHICULAR BRIDGE
- PROPOSED PEDESTRIAN ROUTES
- EXISTING VEHICULAR ROUTES

Hibs car boot sale



albion business centre cafe





STREETSCAPE AROUND THE HIBBS STADIUM





STAKEHOLDERS & MANAGEMENT

As has been already discussed in program development, there are various possibilities and opportunities from both Zone 1 and Zone 2, in terms of activities and their implementation strategy. Unfortunately, the aims of this report is to introduce and discuss possibilities that could be opened up for consultation with authoritative and community structures, before inviting public / private investments. These are not rigidly prescribed normatives, however they continue being significant guidelines that could be further developed with extensive and comprehensive feasibility analysis. However, given the strong immigrant base and well-knit community infrastructure of Leith and Hibs Stadium area, the principal focus of this report is on community outreach programmes. Hence, the most important programmatic aspect is on the proposed Multi Cultural Hub in Phase 2, at the dilapidated factory building behind the Tai Chi Centre on Marionville Road. The following section describes a possible partnership model for the same.

MULTICULTURAL HUB - MANAGEMENT STRATEGY

AIMS

As the name suggests, the Multicultural Centre aims at strengthening the already strong ethnic base in the area by providing a *common engaging platform for activities* that require *support* and *mutual cooperation*. It has been proposed that the Immigrant organisations be invited to join hands and operate from this secondary location for **integrated community outreach** and **promotion of culture** through events such as Multicuisine Cooking Workshops, Regional Art and Crafts workshops, training in martial or performance arts such as Tai Chi, Bhangra classes, Tango lessons, traditional music lessons, etc.) occurring on a periodic basis. This strategy will not only invite local expertise from immigrant members who could share their knowledge with the community, but will also encourage self-employment and financial independence to vulnerable social groups. The hub could also function as the headquarter of some of these partner organisations, wherein they deal with the marketing and management of such events / classes.



PARTNERSHIP MODEL

As per the 2011 report by European Network and Information Security Agency (ENISA), for community outreach programmes, the Co-operative model for Public Private Partnership (PPP) is encouraged (ENISA, 2011). It also endorses this model as an effective symbiotic relationship. For eg, Governmental agencies may although have a strategy and policies for social welfare, they may lack a specialised and efficient implementation machinery, which could be provided by Private Organisations. On the other hand, Private Bodies may require the legal assurance and political support for the projects they undertake, and working for public sector involves minimal or no risk.

This strategical framework recommends a PPP model between Governmental Bodies and Trusts, Social Enterprises, and Co-operatives, the definitions for which have been provided below :

“Social enterprises trade in all markets, selling goods and services to individual consumers, local authorities, government and private businesses. Social enterprises aim to make a profit just like any private sector business. However, all profits or surpluses are always reinvested back into their social and environmental purposes.” (Social Enterprises Scotland website). Eg. Punjabi Junction

“A co-operative is an autonomous association of persons united voluntarily to meet their common economic, social, and cultural needs and aspirations through a jointly-owned and democratically-controlled enterprise.” (CETS Website) Here, all members have an equal stake in the decisions and aspirations of the organisation. Eg. Scotmid Co-operative.

As per UK Government website, “A trust is a way of managing assets (money, investments, land or buildings) for people. There are different types of trusts and they are taxed differently. Trusts involve:

- the ‘settlor’ - the person who puts assets into a trust
- the ‘trustee’ - the person who manages the trust
- the ‘beneficiary’ - the person who benefits from the trust”

Eg, Albion Trust, Leith Theatre Trust

As per Saoirche Nic Ann Tsoi, a local from Leith and a regular visitor at the Tai chi centre, the dilapidated building behind it used to be an industrial estate, however there is little information about the current owner, who is a private individual. Since the building is not listed, it will be difficult to get the Council to invest in its regeneration. However, on a positive note there are a number of funds listed in the Scottish Government Website that aim at providing funding for “community-led regeneration and community empowerment”. Some of these are the Coalfields Regeneration Trust (Scotland), Communities & Families Fund, Volunteering Support Fund, Enterprise Ready Fund, etc. (Scottish Government Website). These not only provide capital for regeneration of old buildings but also for management and maintenance of proposed third sector industries and social enterprises.

SPONSORS & STAKEHOLDERS

This section describes possible stakeholders and their roles as facilitators (charitable funds), investors (funding for profit) / and sponsors (funding for advertisement).



LEITH
NEIGHBOURHOOD
PARTNERSHIP



SECTOR	ROLE	BODY
PUBLIC SECTOR	FACILITATOR	SCOTTISH GOVERNMENT REGENERATION FUNDS
	FACILITATOR	LEITH NEIGHBOURHOOD PARTNERSHIP (LEITH DECIDES)
	FACILITATOR	LOTTERY FUND UK
TRUSTS	INVESTOR	COALFILEDS REGENERATION TRUST
SOCIAL ENTERPRISES	INVESTOR	PUNJABI JUNCTION
CO-OPERATIVE ENTERPRISE	SPONSOR / INVESTOR	SCOTMID CO-OPERATIVES

PARTICIPANT ORGANISATIONS & THEIR ROLES

Some of the examples of services that can be provided by immigrants organisations are:

- **Punjabi Junction** : To conduct cooking workshops for Indian cuisine and Bhangra lessons for outsiders,
- **PIE** : To conduct Spanish lessons, lessons in Tango etc.
- **Polish Family Centre** : To conduct lessons in promotion of Polish cuisine and teaching of Polish reading and writing to children belonging to polish immigrant parents.
- **Tai Chi Centre** : To promote Tai Chi by conducting free workshops and invite interested people to learn the martial art and also join hands with other organisations such as Edinburgh Rape Crisis Centre and offer support.

Apart from Immigrant organisations, other social organisations can also contribute to strengthening of the support and self esteem of local population, and aim at ***Social Interaction and Integration of Immigrants with locals.***

- **Dr. Bells Family Centre**
- **Pilmeny Development Project**
- **The Ripple Centre** : To resolve issues of deprived and homeless population by joining hands with immigrant organisations in programs such as Food banks, etc.

Apart from these, Scotmid Cooperative will run one of its fair trades inside the building, while also adding the stake of its investors / members to the decisions-making in the program.

MANAGEMENT BODY AND HEIRARCHY OF WORKERS

Apart from the already employed individuals for each organisation, the following are the new sets of workforce to ensure maintenance of the program.

Board of Directors

Their role is to make decisions regarding interests and policies of the Multi Cultural Hub, make choices and hold meetings periodically to discuss plan of actions. A representative from each of the partner organisations, who is already at an employable post within the organisation is an ideal candidate and gets paid for chairing meetings by the organisations. Their salaries are paid through profit generated from commerical activities carried out by each of these organisations, such as cafes, freetrades, public events, etc.

Independent Instructors

These are private individuals who are invited to share a known skill and conduct lessons that others can benefit from. It has a nature of a part-time job and provides flexibility to skilled workers from cultural communities to add an extra income or take it up as a profession. The incentive, apart from financial stability, is easy availability of space (without rent) and a platform to meet service seekers who pay them for their services directly.

Marketing Managers or Volunteers

Their role is to attract potential service seekers and promote events through paper and social media marketing. Ideal candidates are university students and social workers who volunteer through organisations such as Edinburgh Volunteer Centre on Leith Walk.

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