

Powderhall | PAN Presentation

For Leith Central Community Council, 16 December 2019

Location

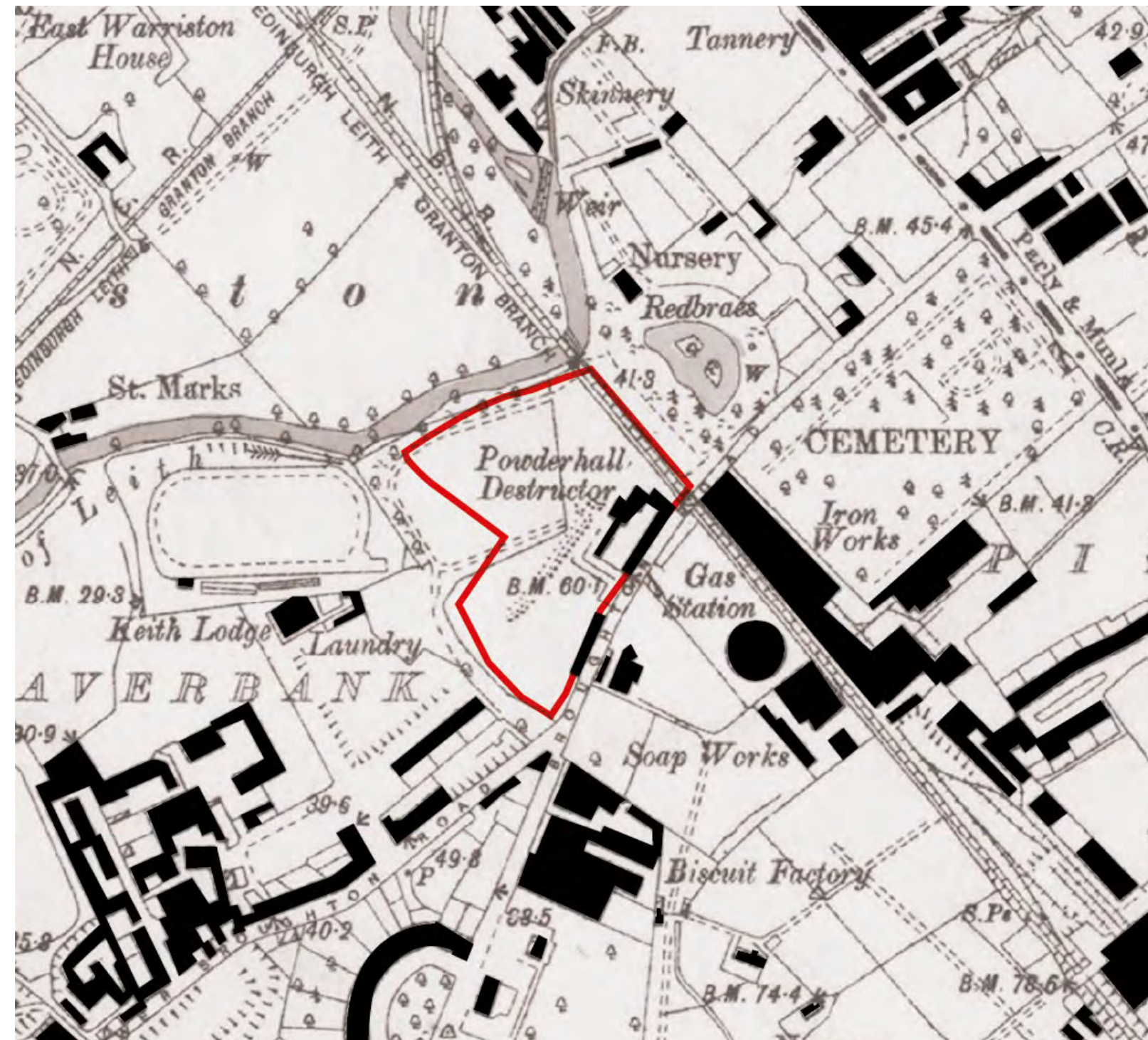


Historic Context



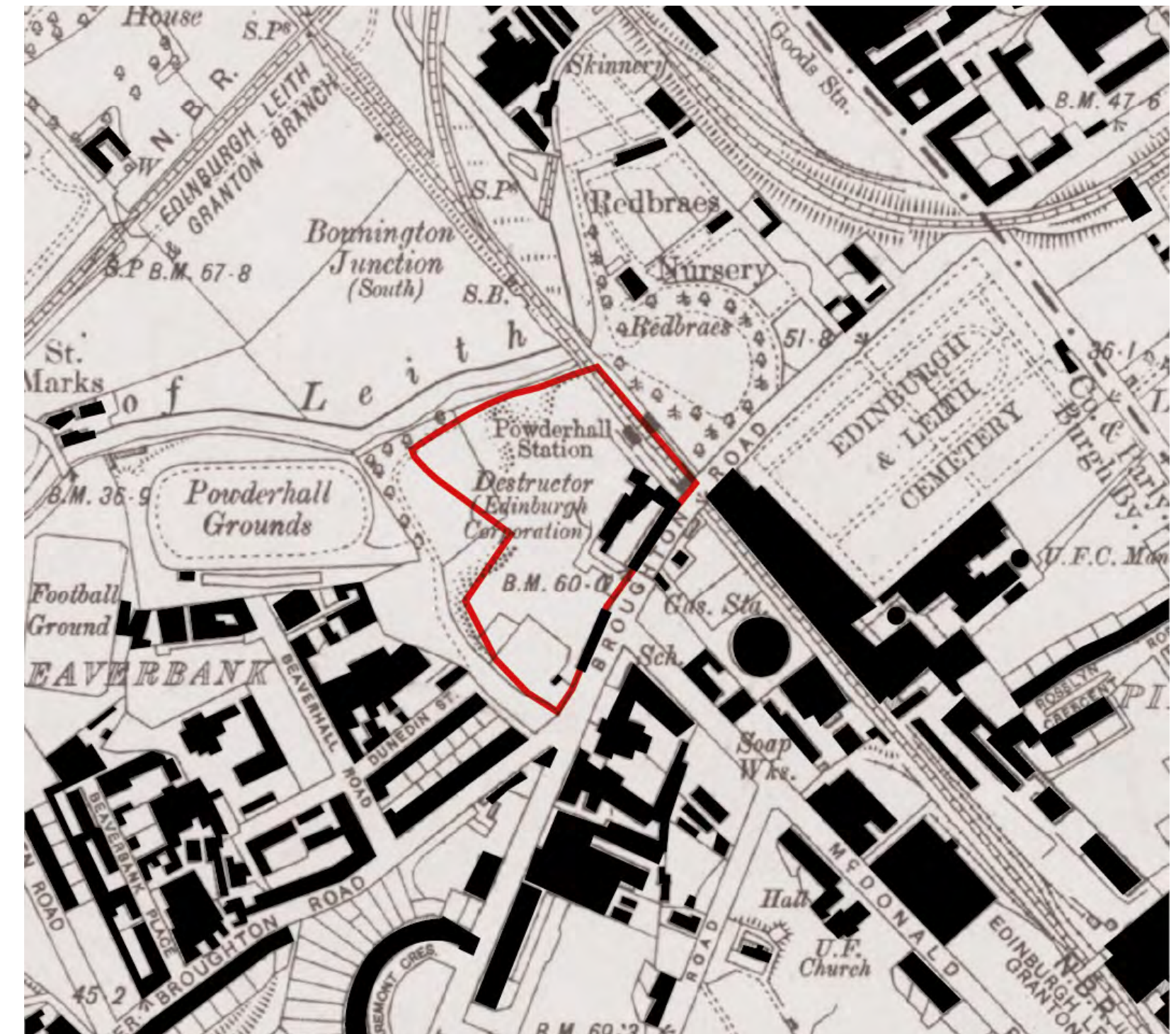
Map from 1817

Historical Context



1852

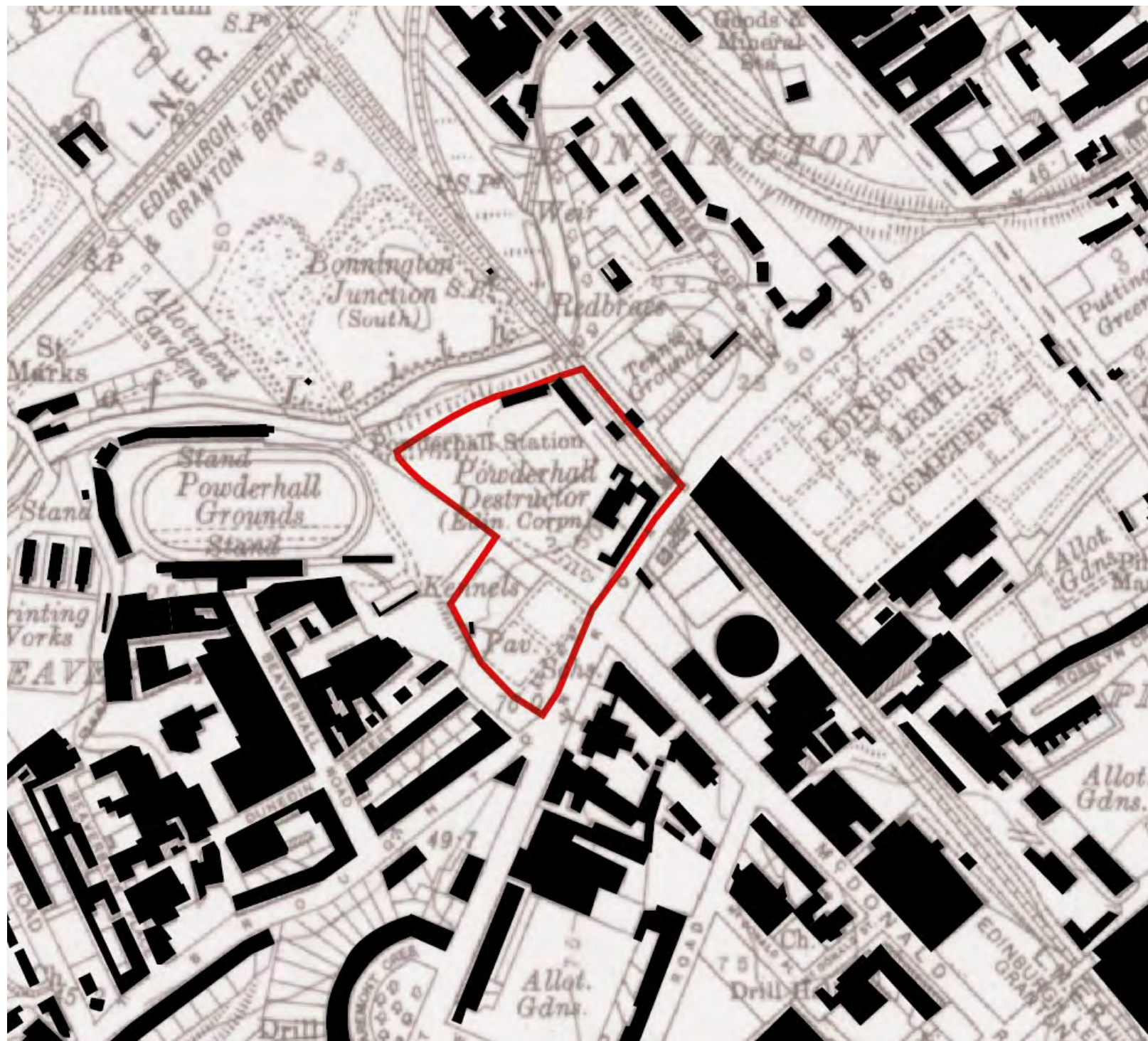
At this time the site was occupied by 'Powder Hall', thought to stand here from 1761 to 1870. The construction of Powderhall Stadium in 1870 may have led to the demolition of the mansion.



1909

The industrial nature of the area can be seen on this plan, with the railway line passing the site and the adjacent Rosebank Ironworks, Soap Works, Printing Works and Gas Station.

Historical Context



1931

The site has evolved further with more buildings situated adjacent to the railway line. A number of recreational uses are also developing - Powderhall stadium has developed alongside the tennis grounds in what is now Redbraes Park.



1967

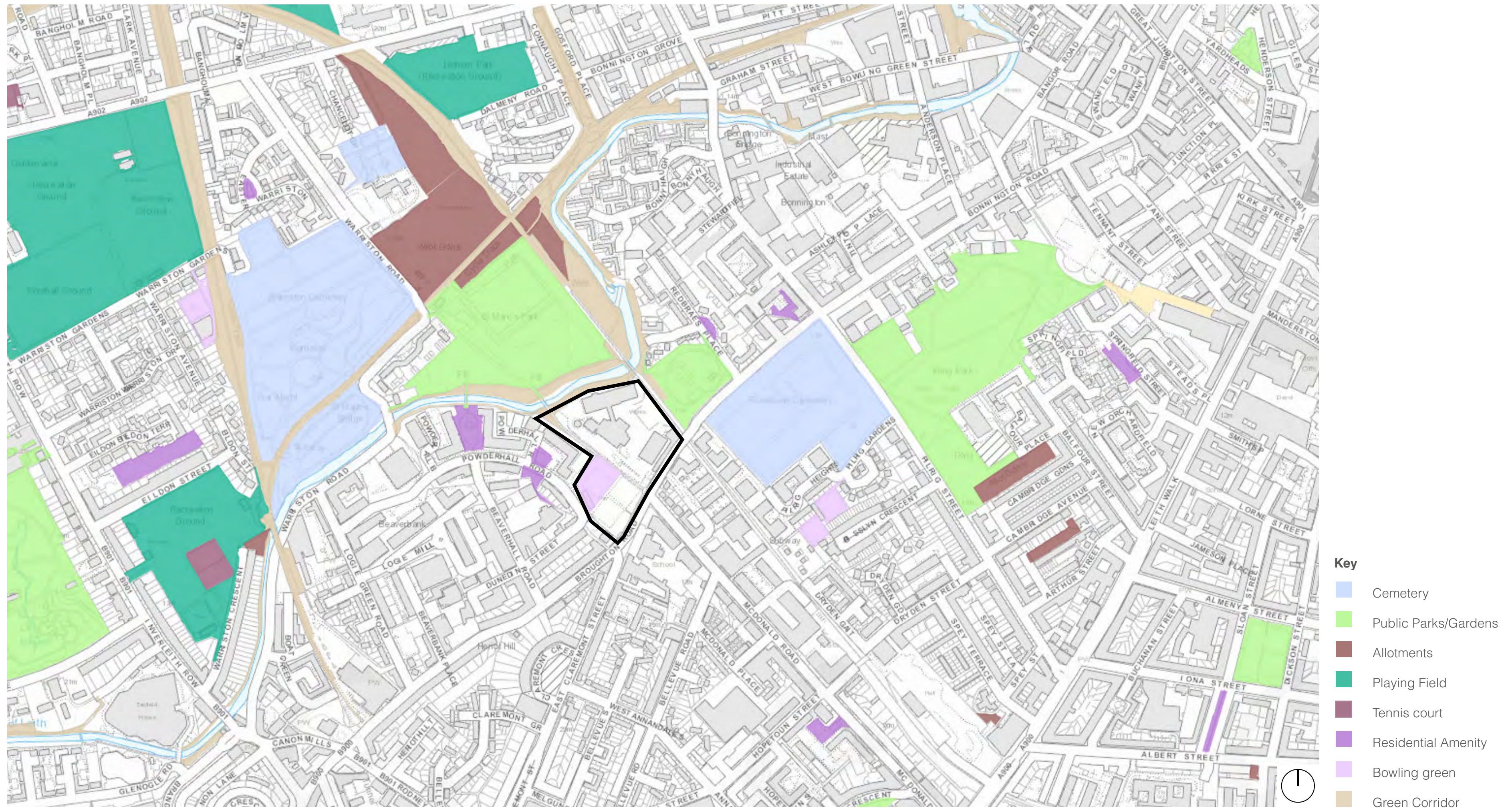
The 1967 plan shows how the site has been developed with additional buildings. In 1985 the change from incineration of waste to landfill became more economic, resulting with the construction of the huge compactor building which was still present until 2019. The chimney and incinerator which enclosed the courtyard building were still intact at this point.



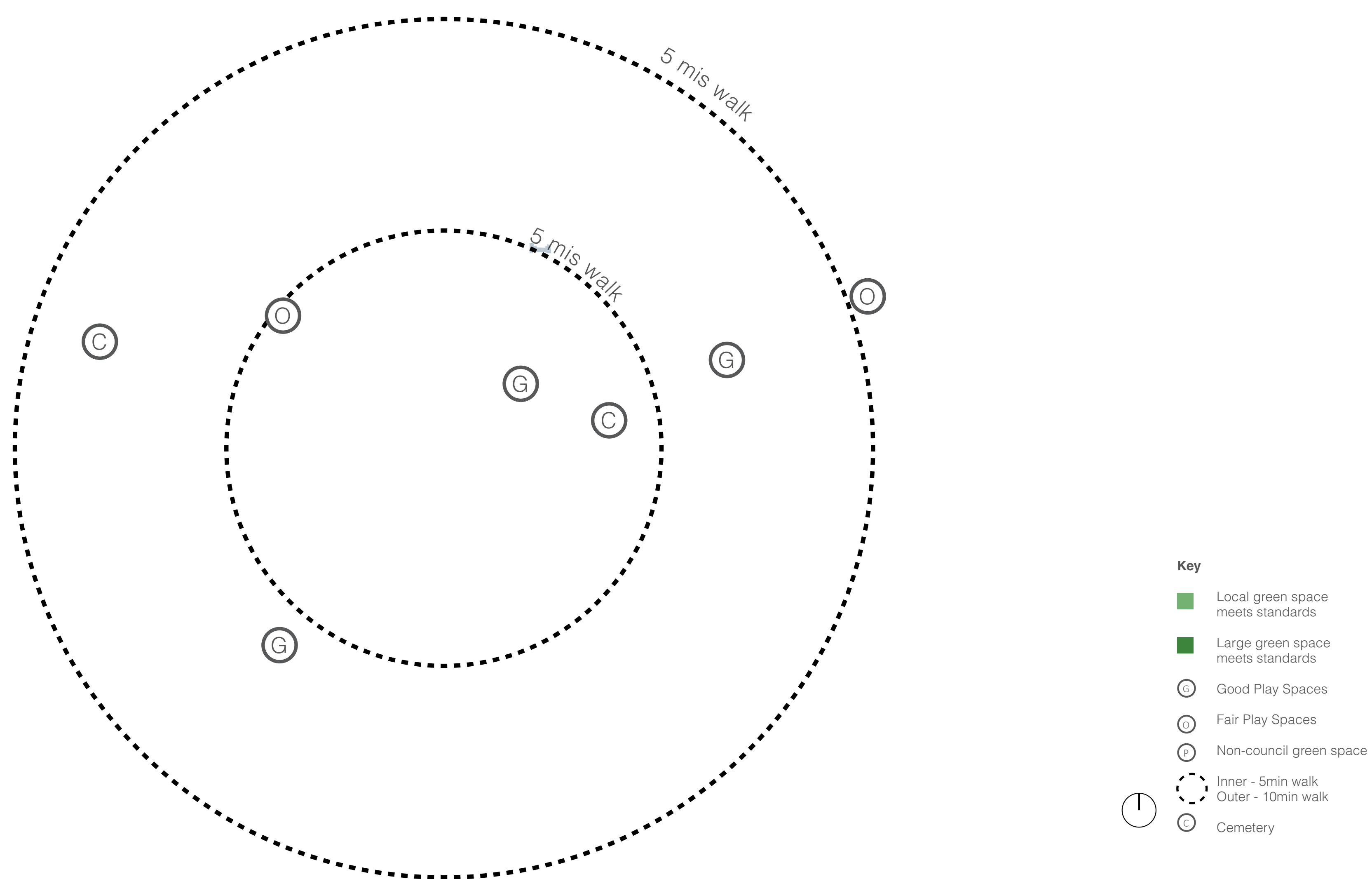
2018

The site has numerous industrial sheds, including a lean-to attached to the north of the stables. The original red sandstone building originally built as part of the stables complex, has been replaced by a large industrial shed which sits uncomfortably close to the north west elevation of the stables building.

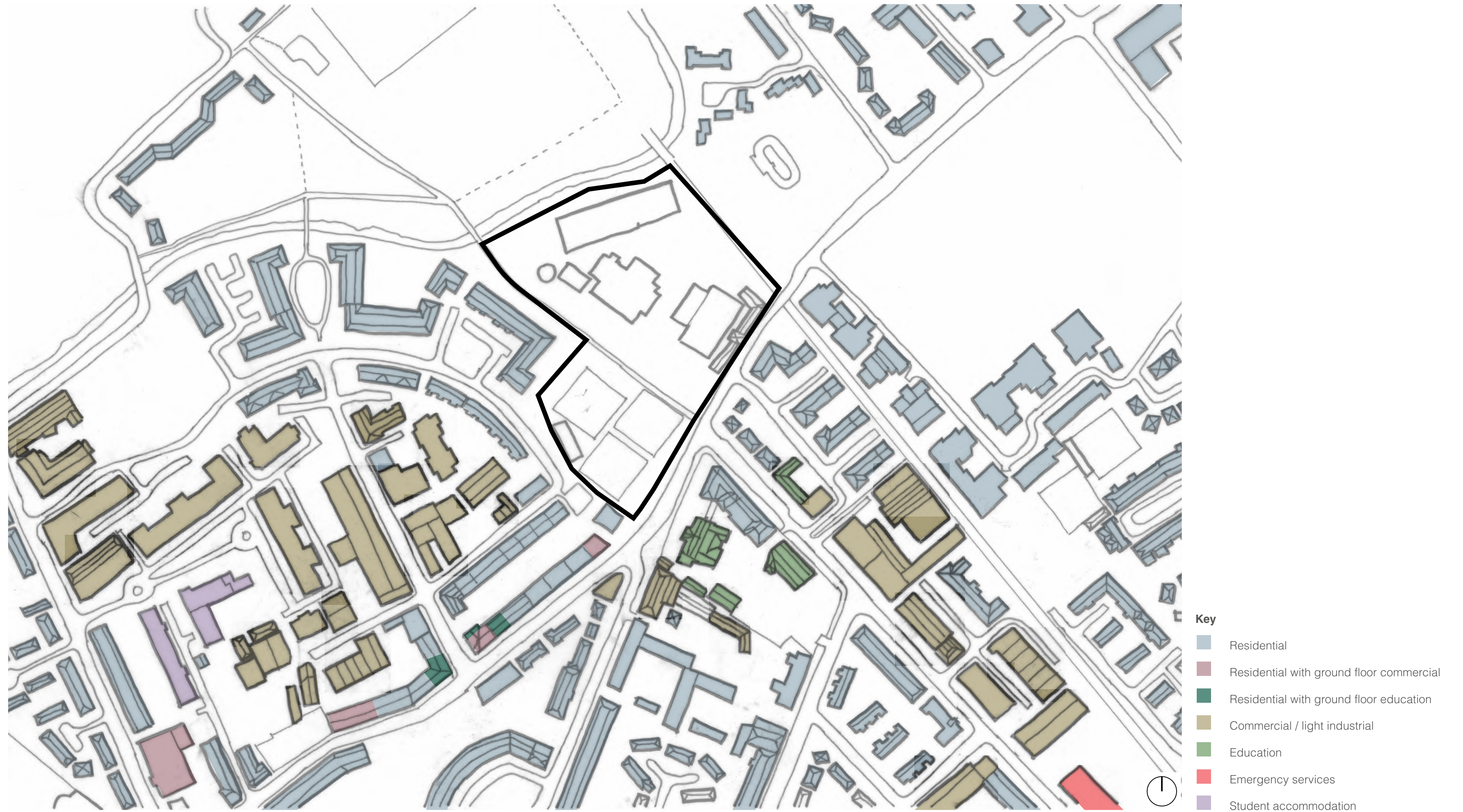
Local Area Analysis - Open Space



Local Area Analysis - Parks and Green Space



Local Area Analysis - Building Uses



Local Area Analysis - Building Heights



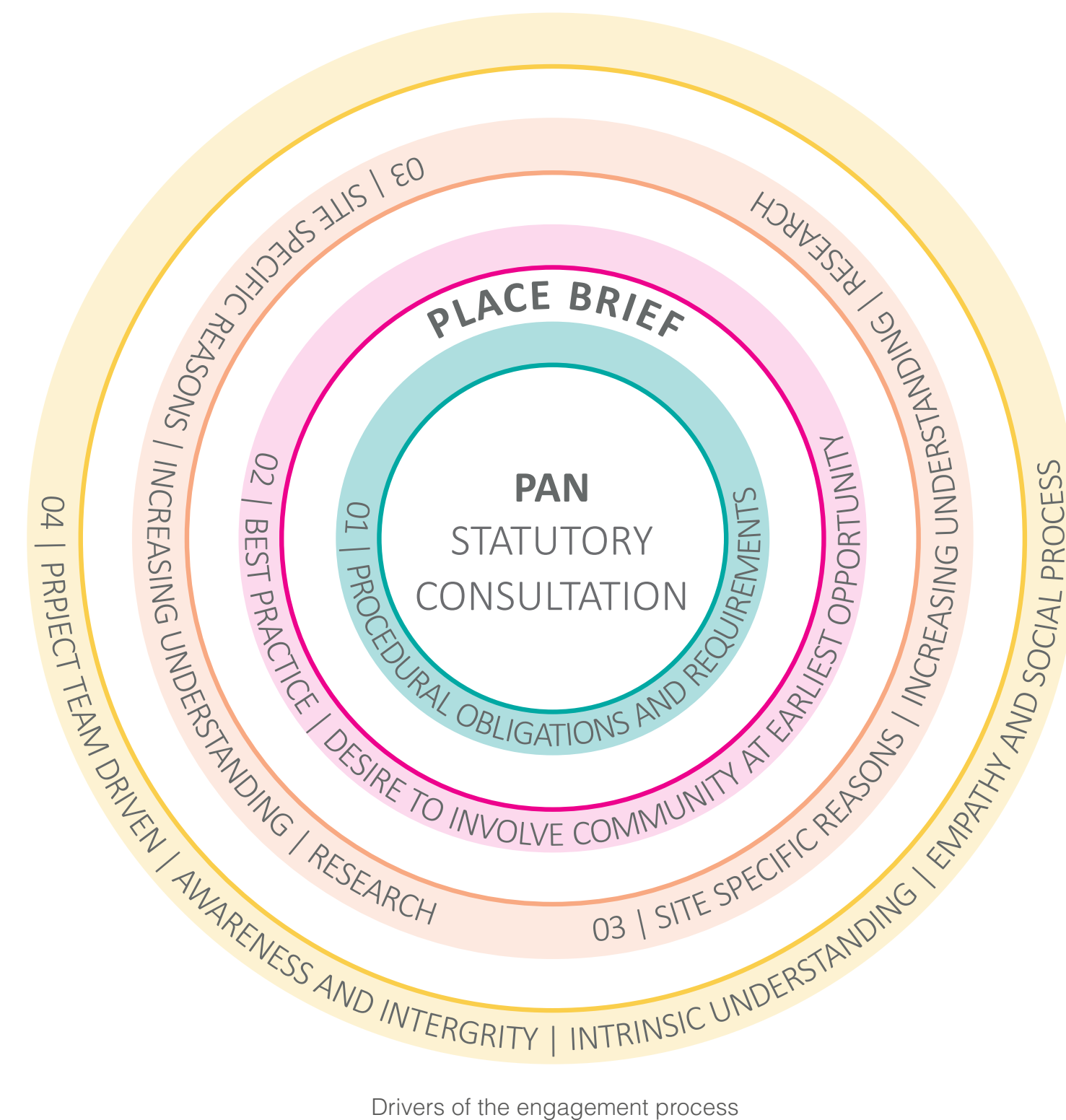


Powderhall Place Brief and Consultation

A Place Brief, which is a set of high level principles which will shape the future development of the Powderhall site is being prepared in tandem with the consultation process. The format of the brief specifically addresses the six place-making criteria which underpin the Scottish Government's policy documents; Designing Places, Creating Places and Designing Streets.

The six criteria are:

- Distinctive
- Safe and pleasant
- Easy to move around
- Welcoming
- Adaptable
- Resource efficient



Consultation and Consultation Report

CONTENT

PROCESS AND EVENTS

A suite of engagement methods were utilised and adapted to each stage of the process, and employed various venues around Powderhall. The number of engagement events, and their distribution from June to October allowed for these to be modified to suit the needs and audience of each event.

Initial public events had a gathering agenda, focusing on a qualitative assessment of the Powderhall locality. These moved onto focused discussions about Powderhall has a mixed use community, and introduced 21st Century Homes as the client and developer. The Place Brief was also introduced as a method for ensuring the community's views and opinions are carried forward. A final event provided feedback of the insights gathered and outlined next steps for the project.

Public events were extensively advertised on the council's social media channels, the consultation hub and through leaflets. Over 12,500 leaflets were delivered to local homes throughout the process.

Stakeholder engagement included Public Officers, local Community Councilors, and local organisations. Due to the stage of the project, stakeholder feedback was limited to mostly advice and best practice guidance, whilst also indicating a positive attitude to the project and the team's approach to consultation. Below is a list of stakeholders who were involved or contributed to the consultation.

- City of Edinburgh Council
 - Transport
 - Environmental Protection
 - Planning
 - Waste Solutions
 - Economic Development
 - Active Travel
 - Parks and Greenspaces
 - Archaeology
 - Localities, North East Edinburgh
- NHS Lothian
- Edinburgh Access Panel
- Lothian Buses
- Living Streets Edinburgh
- Sport Scotland
- Water of Leith Conservation Trust
- New Town and Broughton Community Council
- Leith Central Community Council

The information collated will feed into the masterplan as it is progressed, with more detailed stakeholder engagement required at a later date.

CONSULTATION CALENDAR

26 27 JUNE	TELL US ABOUT POWDERHALL 01
24 JULY	STAKEHOLDER SURGERY 01
08 AUGUST	STAKEHOLDER SURGERY 02
13 AUGUST	NEW TOWN COMMUNITY COUNCIL PRESENTATION
27 28 AUGUST	TELL US ABOUT POWDERHALL 02
13 SEPTEMBER	STAKEHOLDER SURGERY 03
12 OCTOBER	STAKEHOLDER SURGERY 04
15 OCTOBER	LEITH CENTRAL COMMUNITY COUNCIL PRESENTATION
22 OCTOBER	STAKEHOLDER SURGERY 05
24 OCTOBER	TELL US ABOUT POWDERHALL 03

POWDERHALL

Tell us about
Please come along to share your views on the feedback we have received so far and discuss the next steps.

Poster advertising public consultation

The City of Edinburgh Council @Edinburgh.CC · 10 | 11
There's a everyone who has shared their comments with us at an introductory tour of Powderhall on 16th Jan at Broughton Primary on 28th October from 4.30 - 7.30pm. If you're in feedback on what people have said so far and next steps.

Twitter post advertising public consultation

The City of Edinburgh Council
22 August · 6

Pop along to one of our drop-in events for feedback on what people told us online and at our engagement events in June on redesigning our Powderhall site in the north of the city. <https://bit.ly/3LaZ2w6>

Facebook post advertising public consultation

POWDERHALL

Tell us about
DROP-IN PUBLIC CONSULTATION
Wednesday 24th October, between 4.30pm - 7.30pm
Broughton Primary School, 132 Broughton Road, Edinburgh EH7 4LD

Please come along to share the feedback we have received so far and discuss the next steps.

Flyer delivered to local addresses

CONTENT


10

11

POWDERHALL

CONSULTATION REPORT

14|11|18

UrbanPioneers
Landscape Architects 

•EDINBURGH•
YOUR COUNCIL - YOUR FUTURE

COLLECTIVE
ARCHITECTURE

Place Brief

Planning Committee

2.00pm, Wednesday, 12 December, 2018

Powderhall Place Brief

Item number	
Report number	
Executive/routine	
Wards	Leith Walk
Council Commitments	1.11 , and 15

Executive Summary

This report seeks approval of a place brief to guide housing-led mixed use development on land at Powderhall which includes the site of the former waste transfer station and adjacent bowling greens and listed stables block. It has been prepared collaboratively by various Council services and has involved extensive engagement with the local community and other stakeholders.

Planning Committee -12 December 2018



4.3 Distinctive

Area 1

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

Area 2

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

Area 3

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

Whole site

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

4.4 Easy to Move Around and Beyond

- Vehicular access can only be taken off Broughton Road.
- Strong pedestrian/cycle links should be made east-west through the site. The links should connect Powderhall Road to the west of the site with potential to link with the strategic cycle link / Redbraes Park to the east.
- The existing footpath/ cycle link connecting Broughton Road with St Marks Park which runs through the site from north to south must be retained.
- An appropriate car and cycle parking strategy should be agreed with the Council. Over-provision of car parking should be avoided in the interests of promoting accessibility by walking, cycling and use of public transport. Opportunities for car and cycle club provision should be explored.

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

4.5 Safe and Pleasant

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

4.6 Welcoming

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

4.7 Adaptable

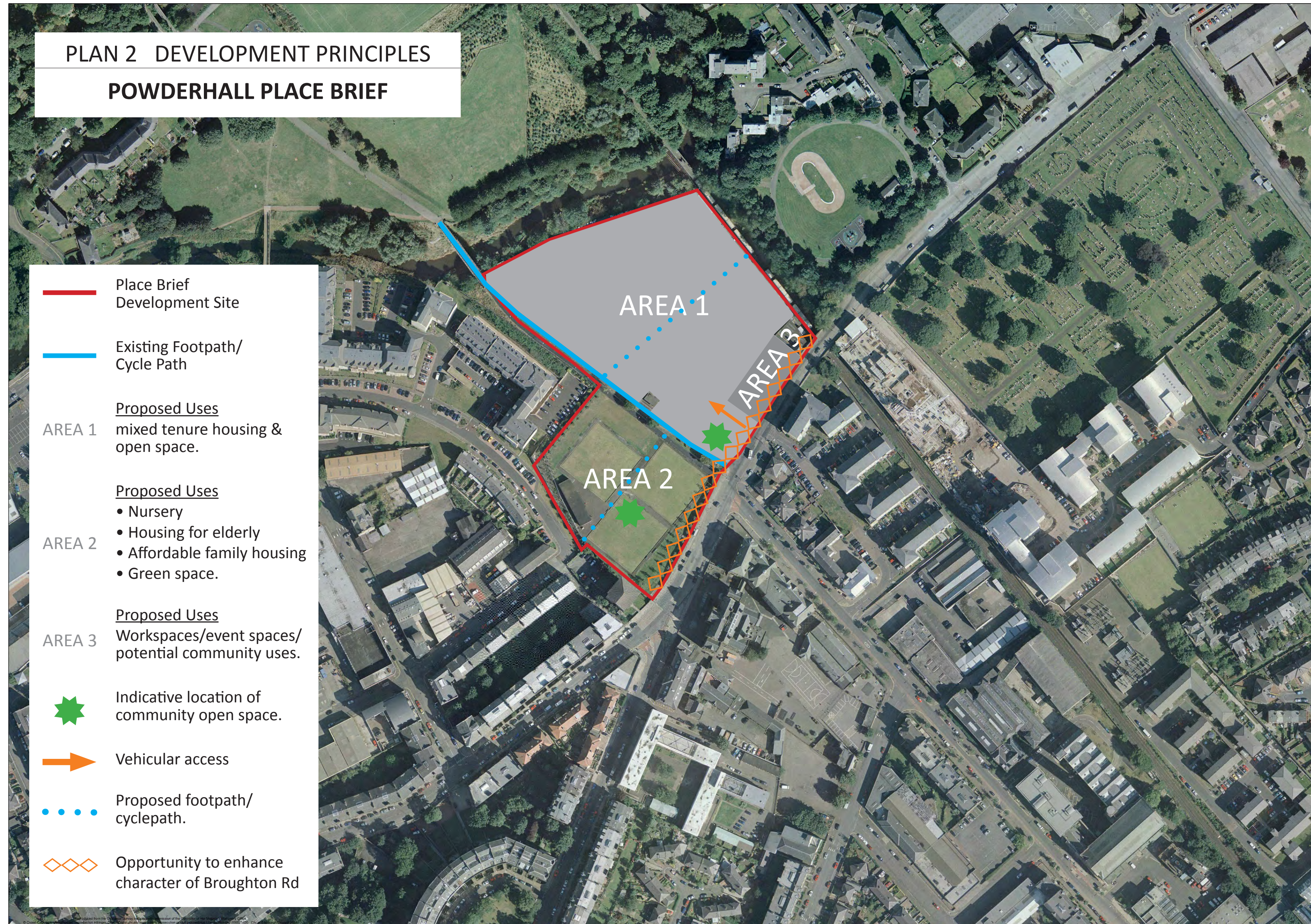
- The mixed use development should incorporate non-residential space for use by the wider community.
- Homes and spaces for all ages and abilities should be created.
- Green space should be retained at the south west of the site in Area 2 which can be used by Broughton Primary School and the wider community.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

4.8 Resource Efficient

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

5.0 Conclusion

Place Brief

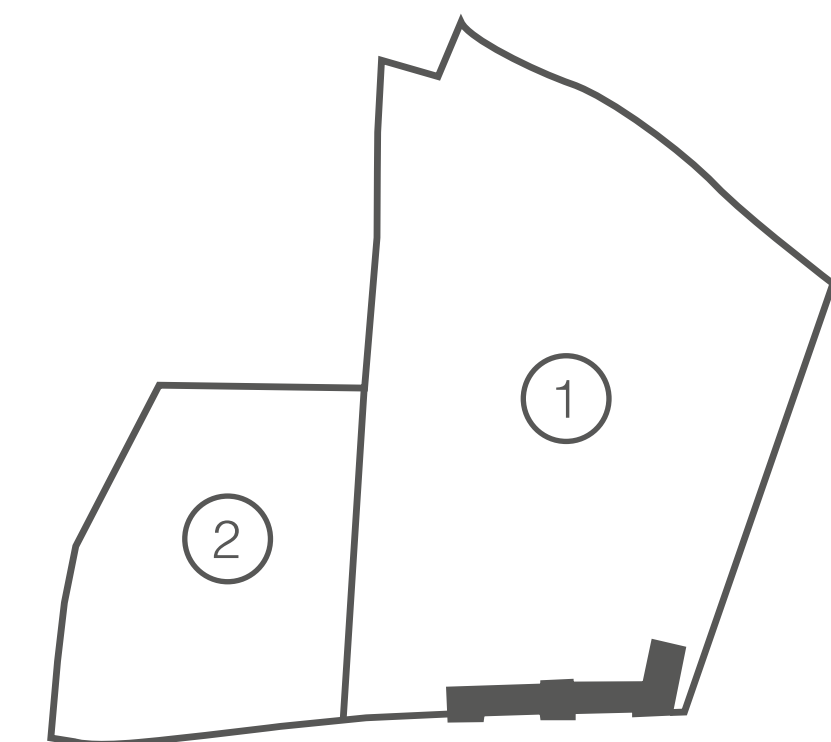


Existing Site

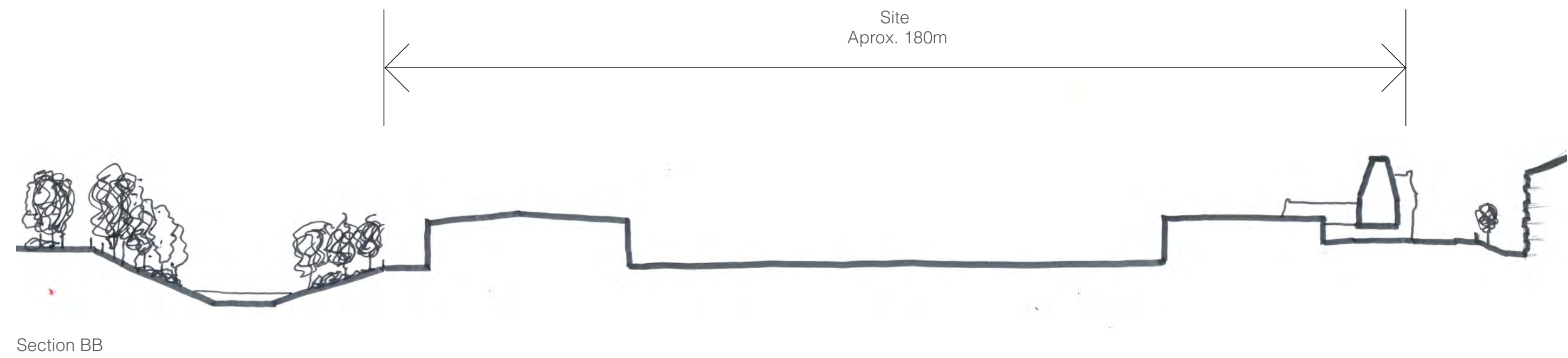
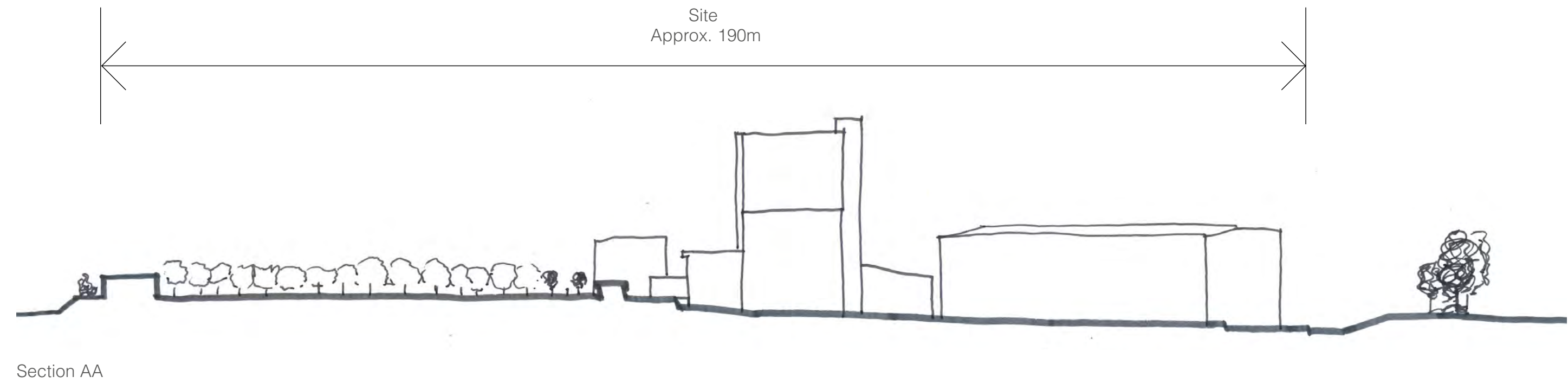


Key

- ① Area 1 - Former waste transfer site
- ② Area 2 - Former bowling greens site
- Area 3 - Category B Listed stables building



Existing Site

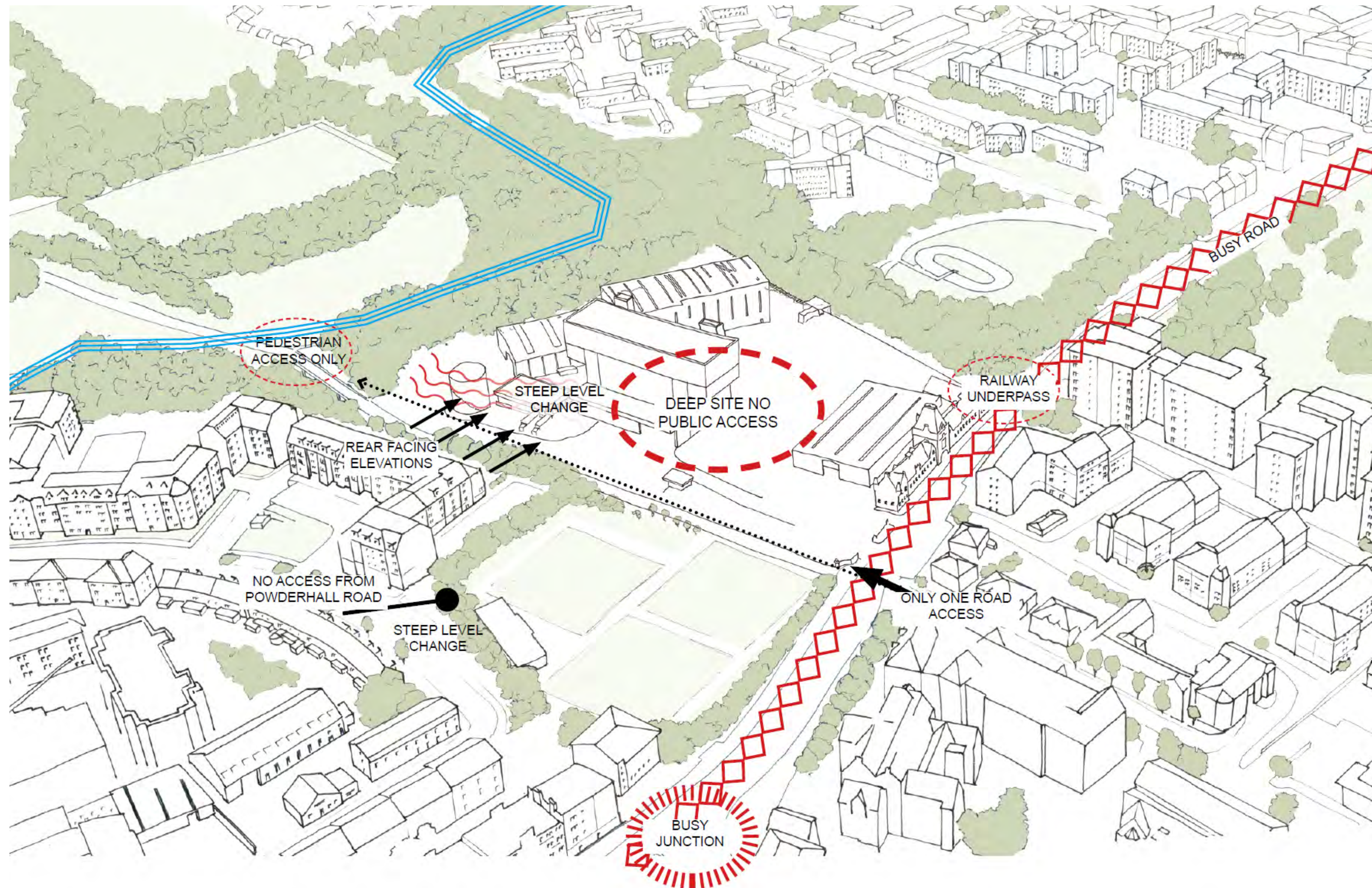




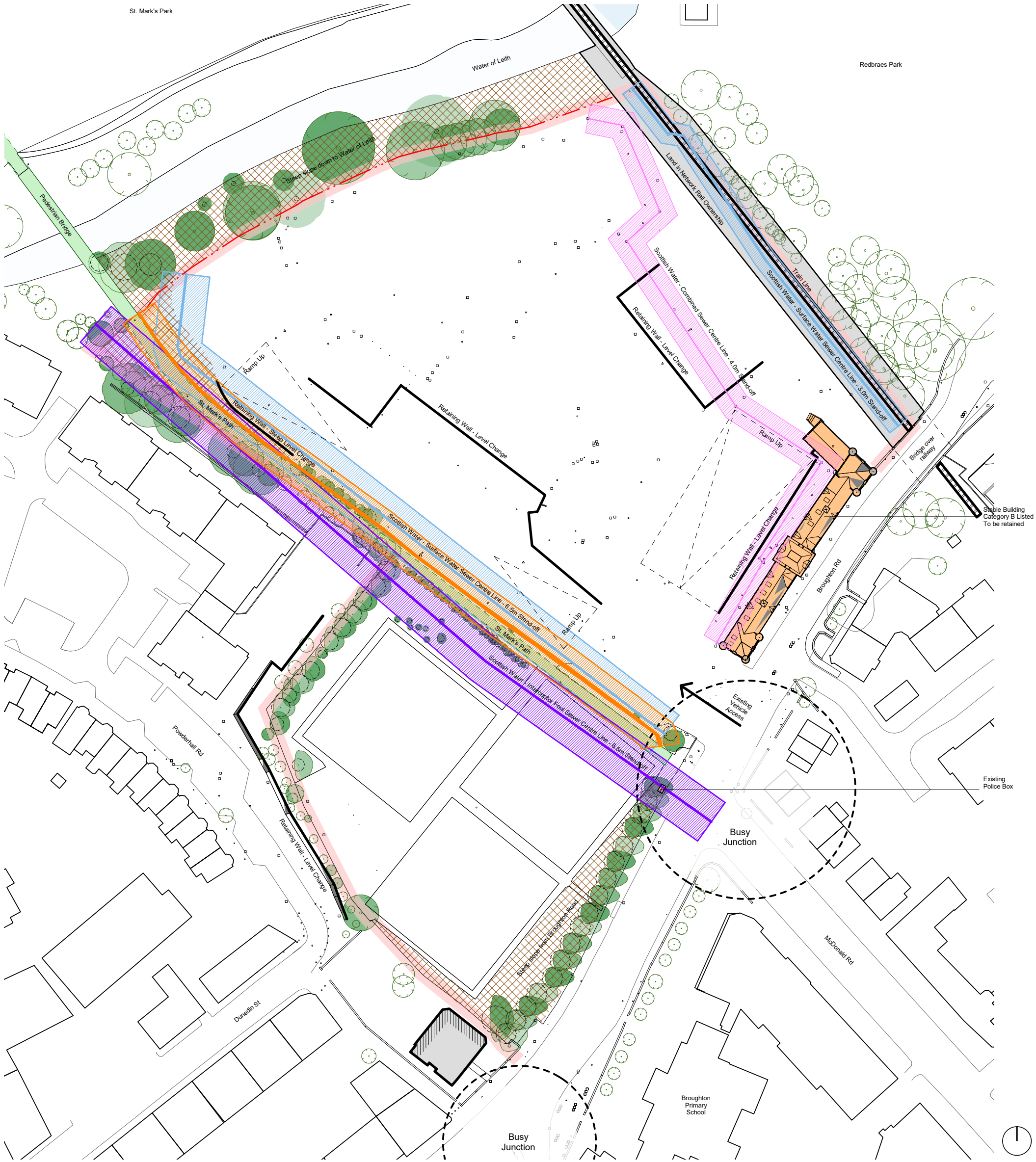




Site Constraints



Site Constraints



Key

St. Mark's Path
(Public right of way)

Combined Sewer
Stand-off

Interceptor Sewer
Stand-off

Surface Water Sewer
Stand-off

Busy Junction

Existing Tree
Roots protection zone

Existing Building

Residential Building
in close proximity to
site boundary

Network Rail - Land Ownership

Existing Railway Line

Steep Slope

No Access to site

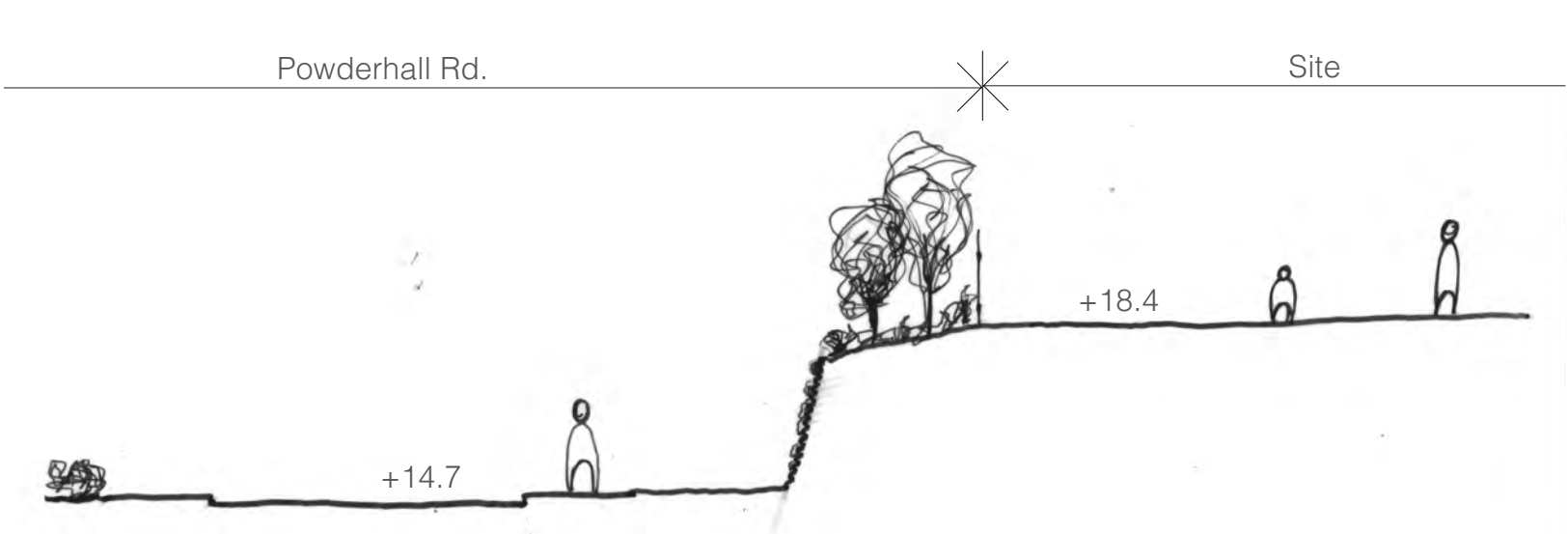
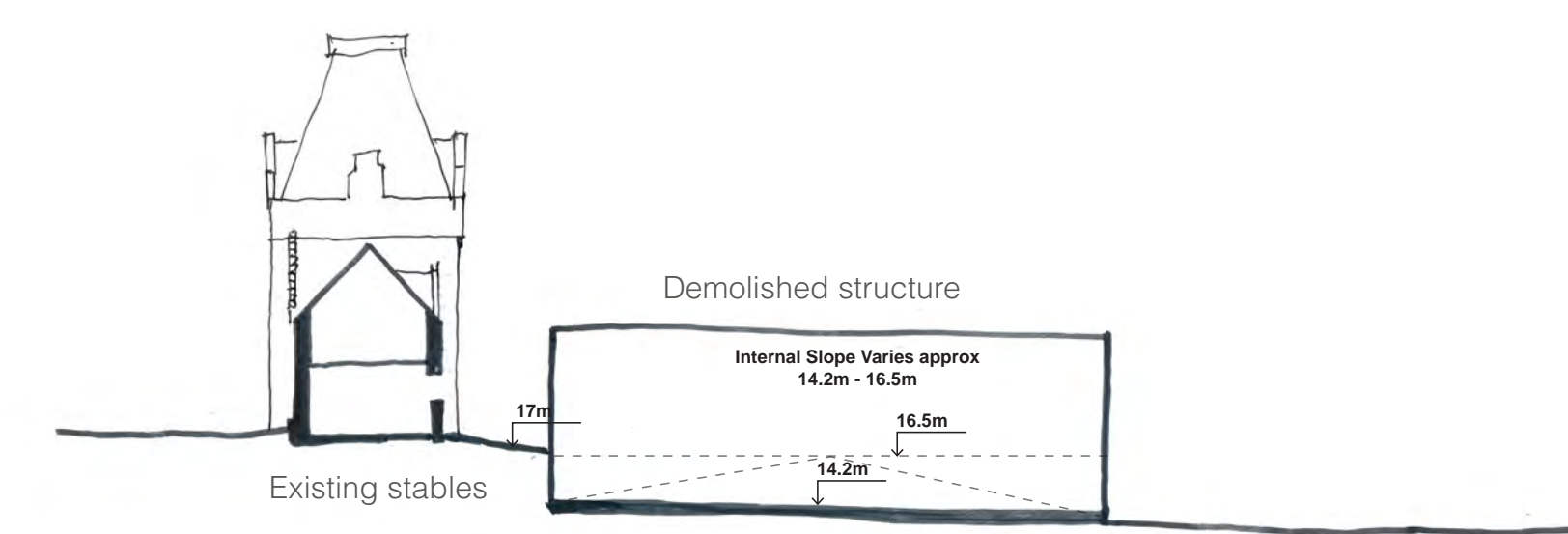
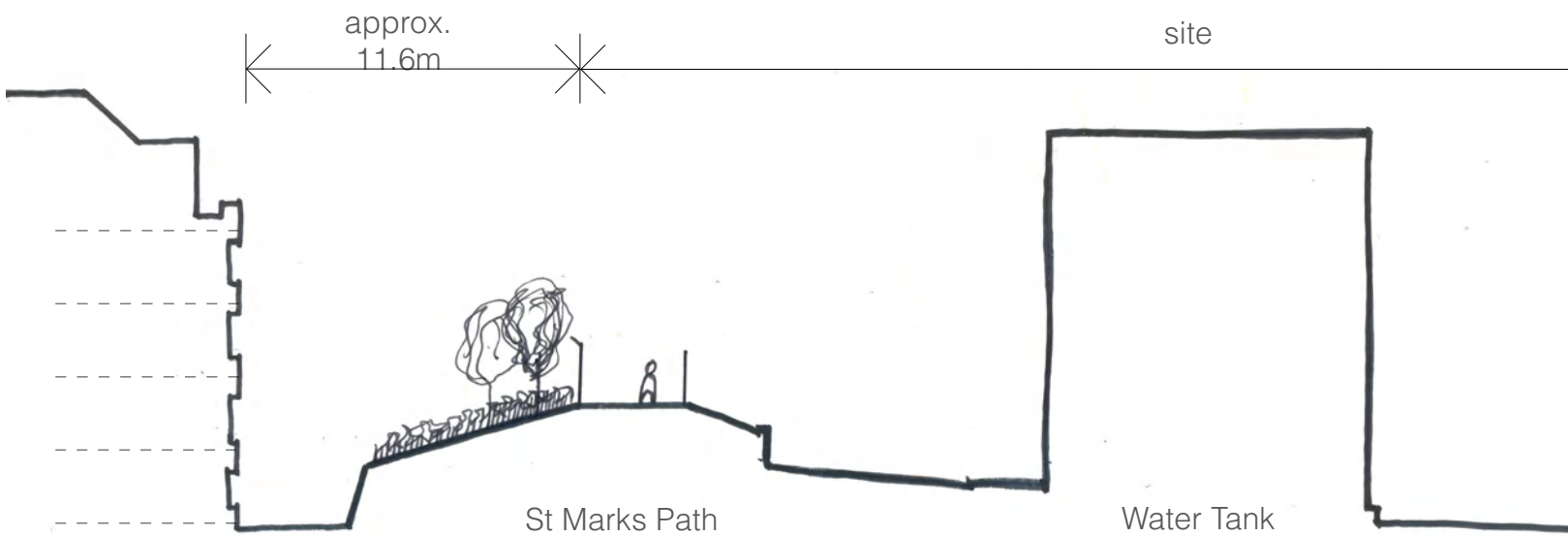
Construction Site
Boundary

Site Boundary

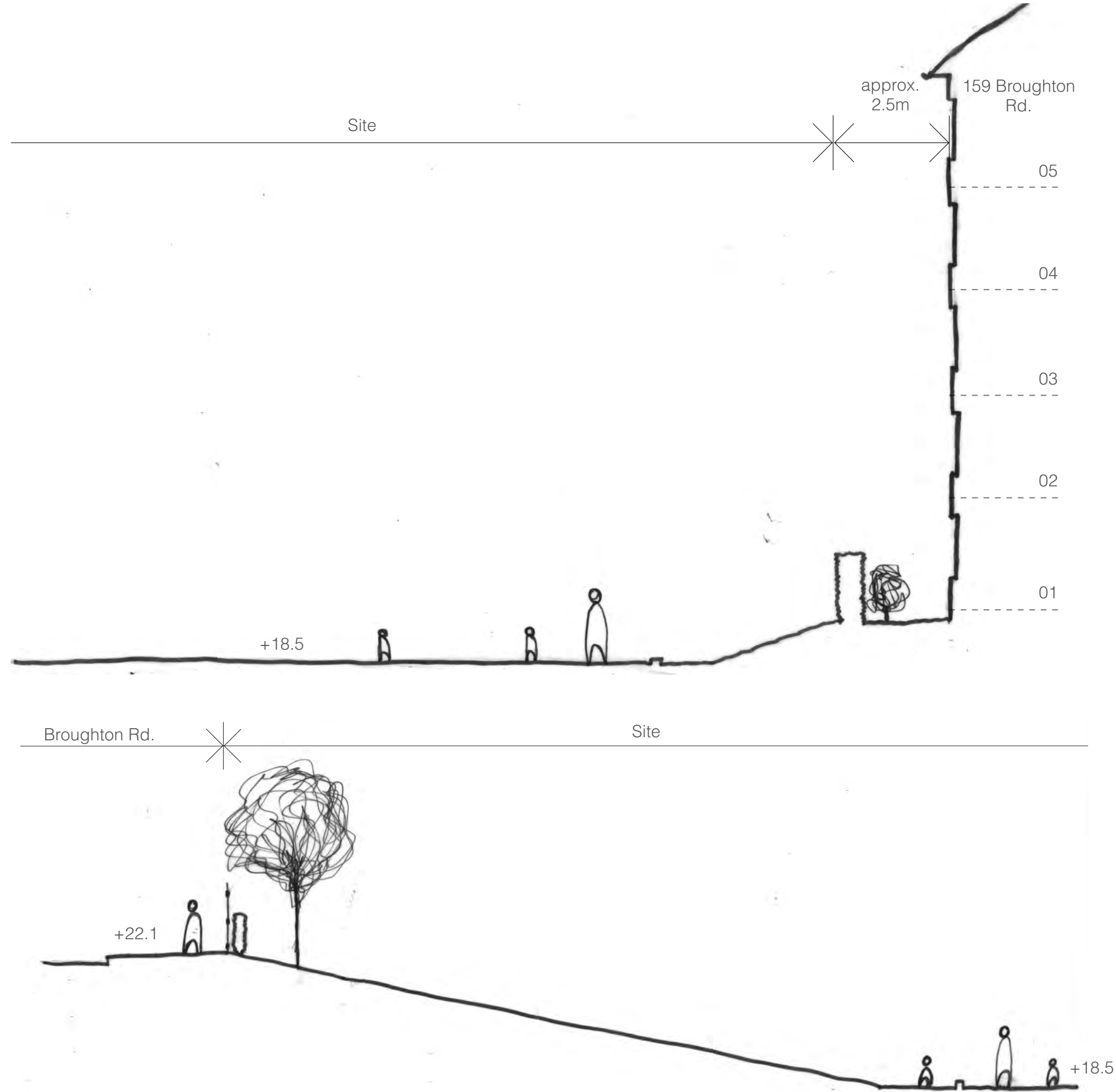
COLLECTIVEARCHITECTURE

16 December, 2019

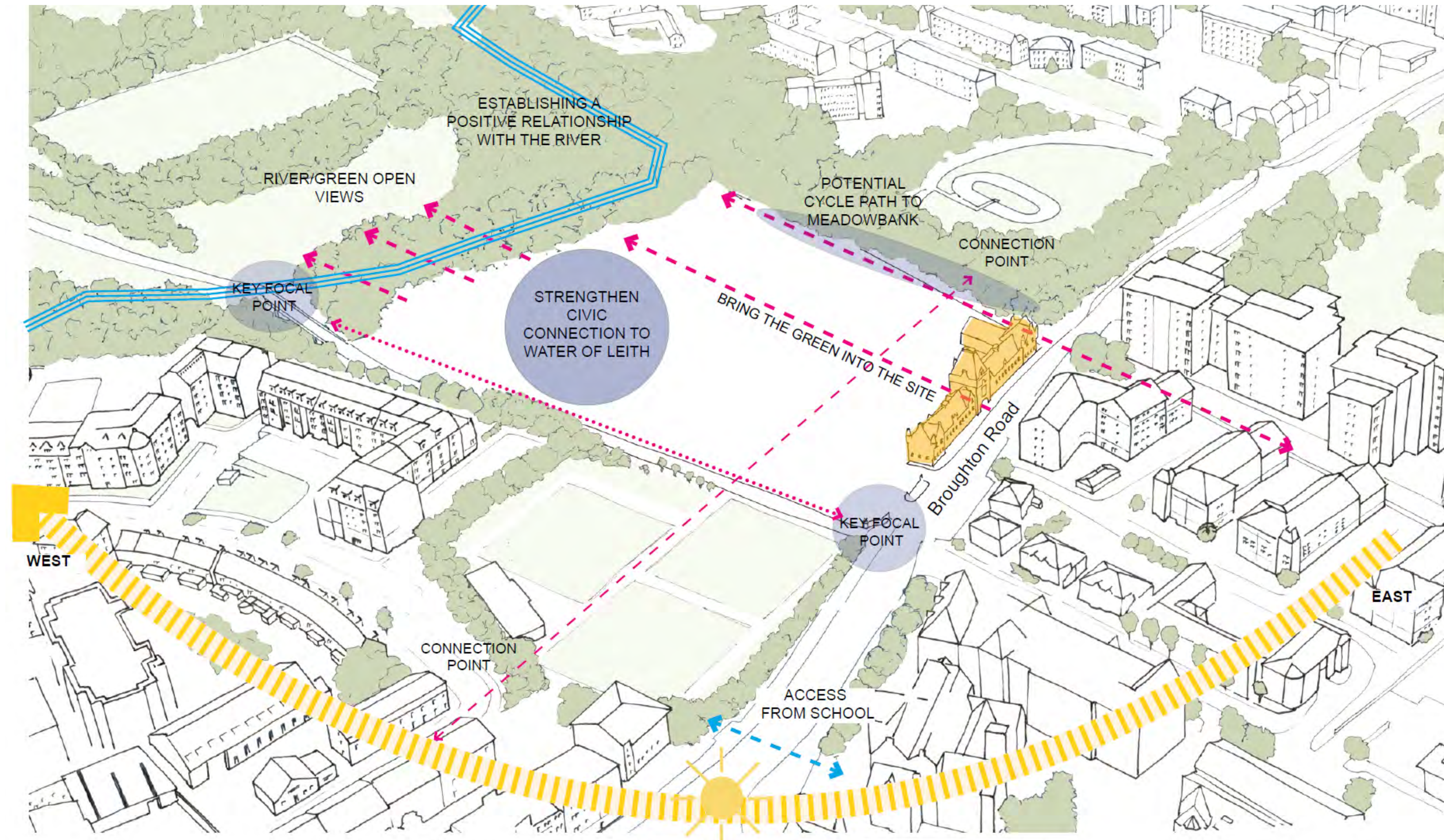
Site Constraints - Level Changes and Boundary Conditions



Site Constraints - Level Changes and Boundary Conditions



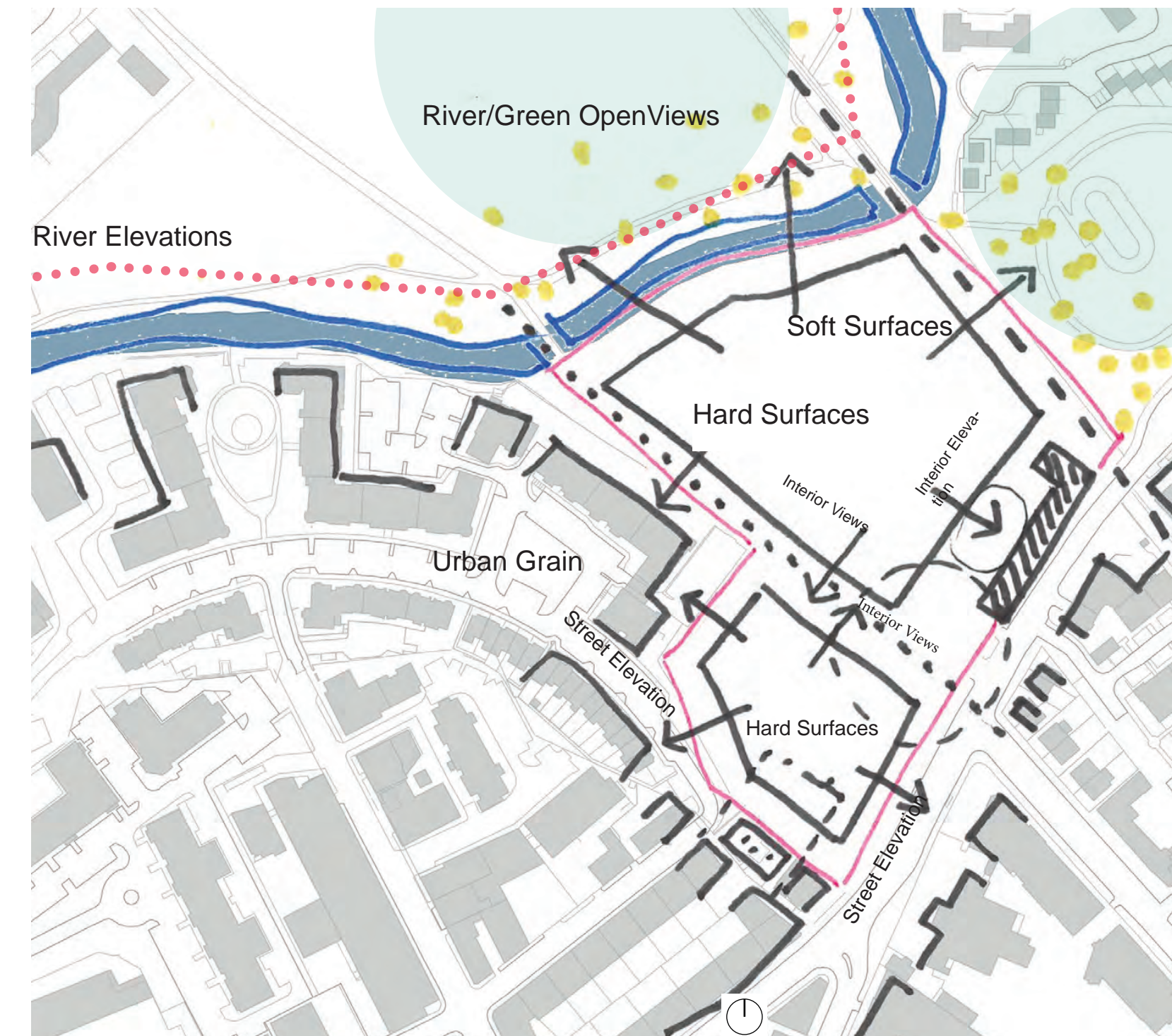
Opportunities



Site Strategy and Concepts



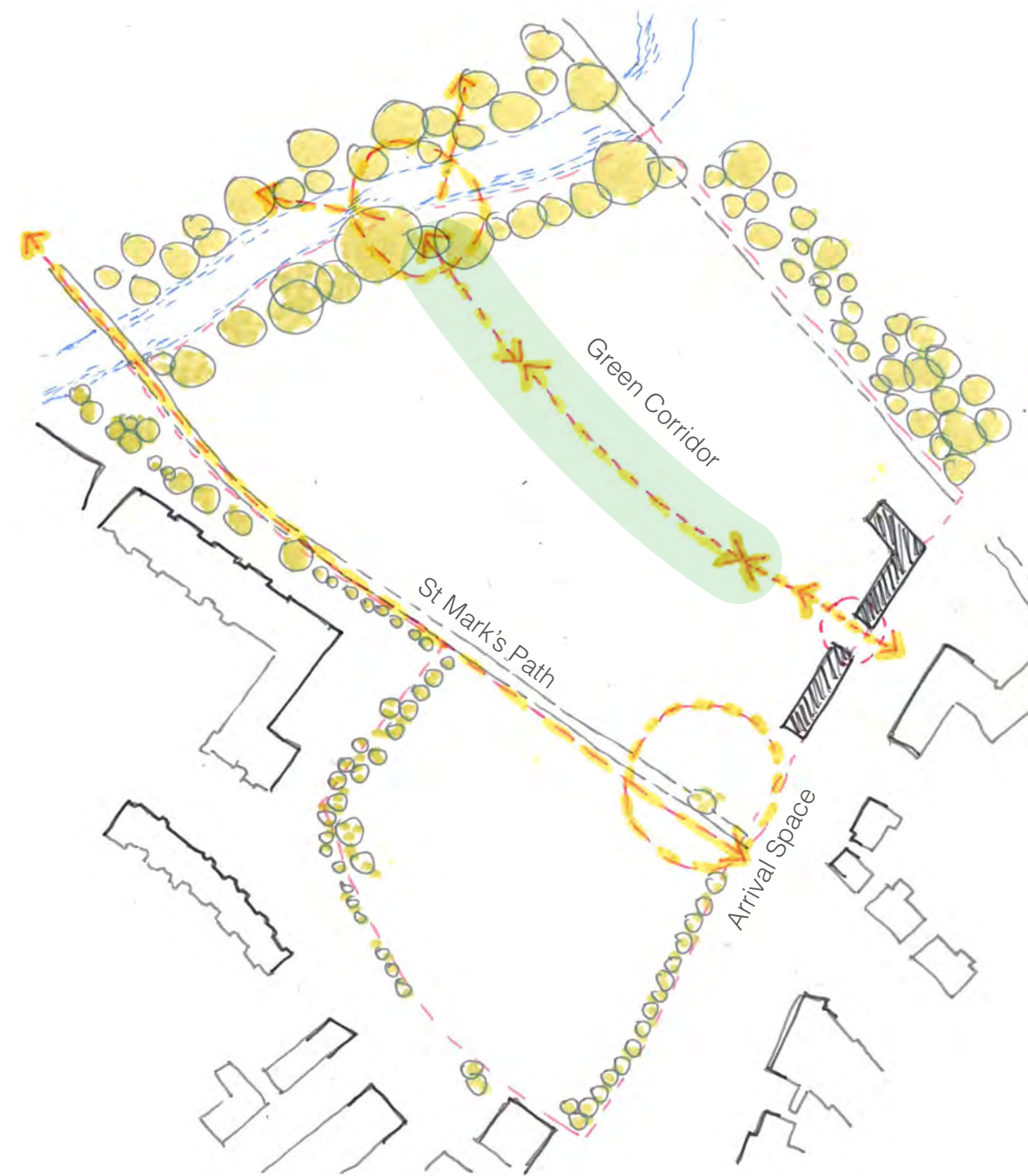
Urban grain and natural landscape



Relationship between hard surface and soft, natural landscape

Site Strategy and Concepts

Connections into the surrounding context



Primary Axis | Road to River

St Marks Path and Arrival Space

Potential to reinforce St. Mark's Path and strengthen the connection between St Marks Park and Broughton Road. Creating an awareness of the parks through a generous public entrance square.

Green Corridor

Potential to connect the Stables building to the Water of Leith and green boundary via a vibrant green corridor.



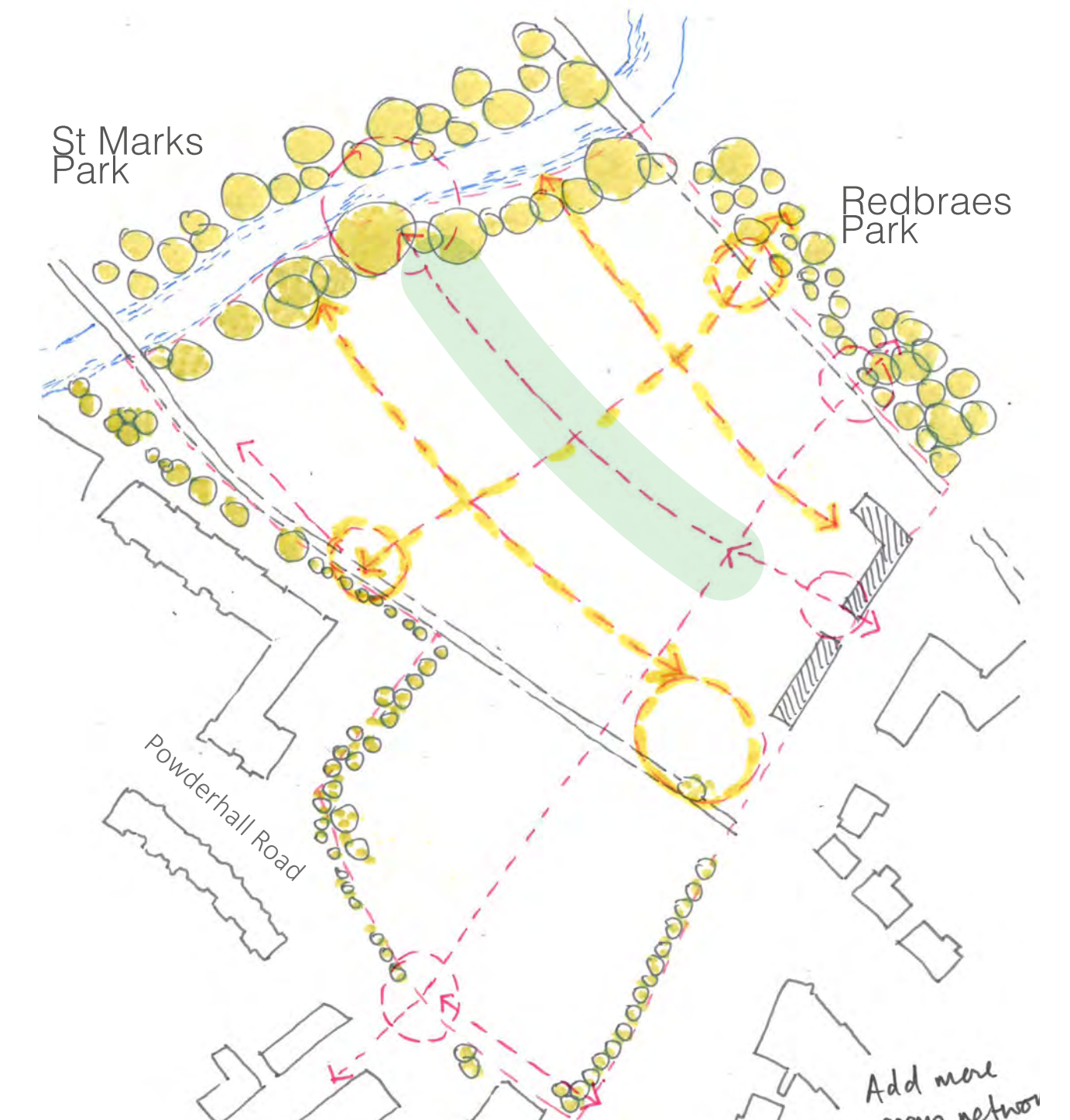
Secondary Axis | Redbraes Connection

Neighbourhood Connection

Potential to use the site to connect the existing Powderhall community across the site and into Redbraes park

Permeable Site

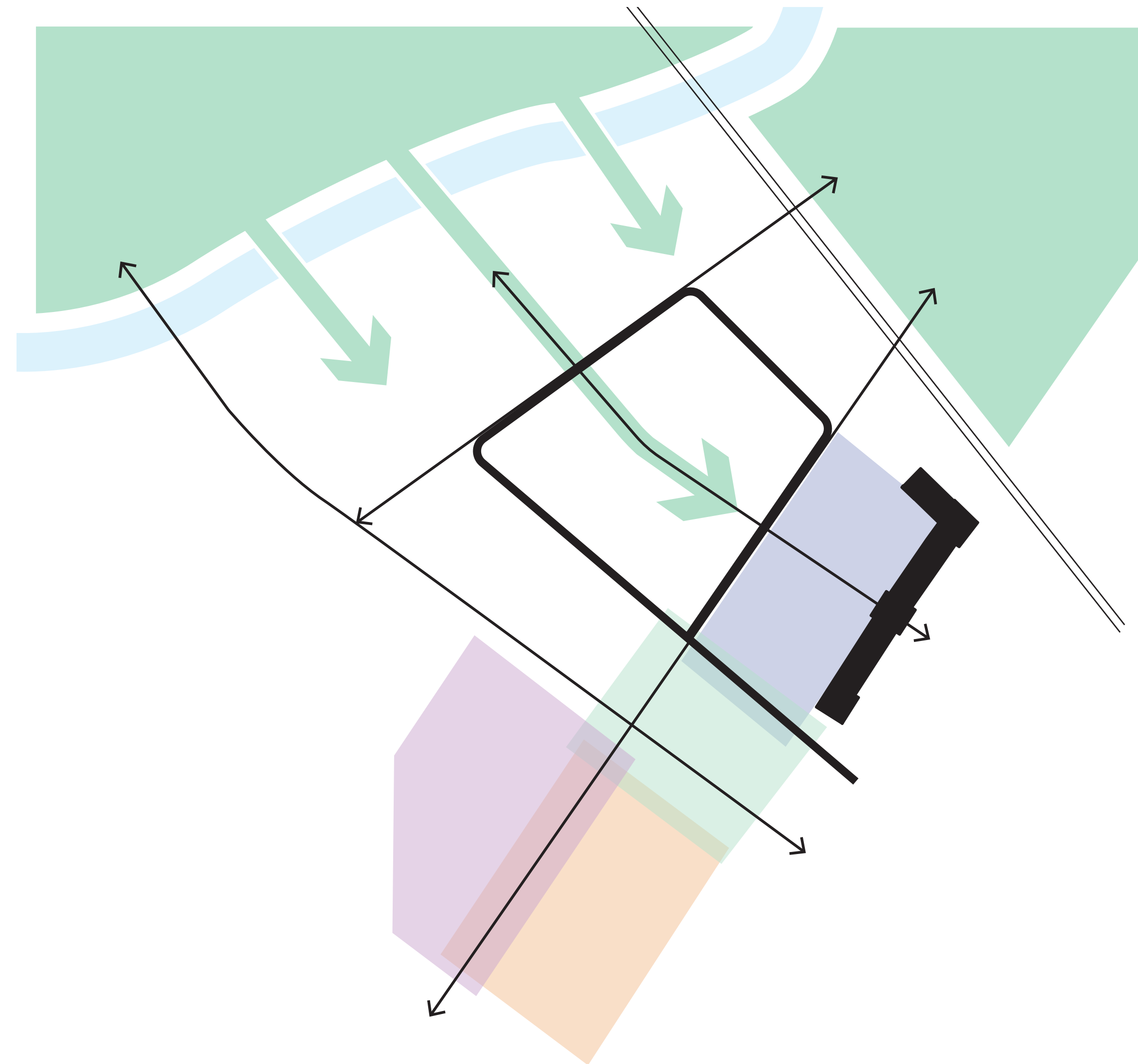
Opportunity to have a secondary connection though to Redbraes Park due to the depth of the site. This secondary connection reinforces a relationship between the two parks that are separated by the Water of Leith.



Network of Routes

This diagram shows the combined routes which strengthen existing paths and connections, provide new routes making the site permeable and accessible, and forms a green corridor which stretches from the stables building to The Water of Leith. Additionally the network of routes connects neighbourhoods with each-other and the surrounding parks.

Site Strategy and Concepts



Key

→ Routes and connections

— Shared surface vehicle loop

➡ Drawing the natural landscape into the site

Public / Civic spaces
and functions

== Future cycle path







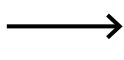

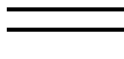

Site Strategy - Public Space

Fundamental to the masterplan is the approach to public space and spaces between the buildings.

The creation of public squares and courts, and the vehicular loop create possibilities for a diverse range of high quality public and semi public spaces. The opposite diagram shows the location and potential extent of these primary spaces, and the precedent images indicate the potential character for each of them.



Key

-  ① Green Corridor
-  ② Stables Courtyard
-  ③ Entrance Square
-  ④ Public Open Space
-  ⑤ Early Years Nursery and Play Space
-  ⑥ St Mark's Path
-  Pedestrian Route
-  Shared Surface Vehicle Loop
-  Potential Cycle Path
-  The Water of Leith



Site Strategy - Character Zones

Character zones help to define the use, quality and experience of areas within the masterplan.

The housing-led, mixed use brief for the site assists in creating character zones. These are informed by and influence the buildings, their scale, materials, use and the spaces between them. This creates a diverse quality of spaces for future residents, building users and the surrounding communities.

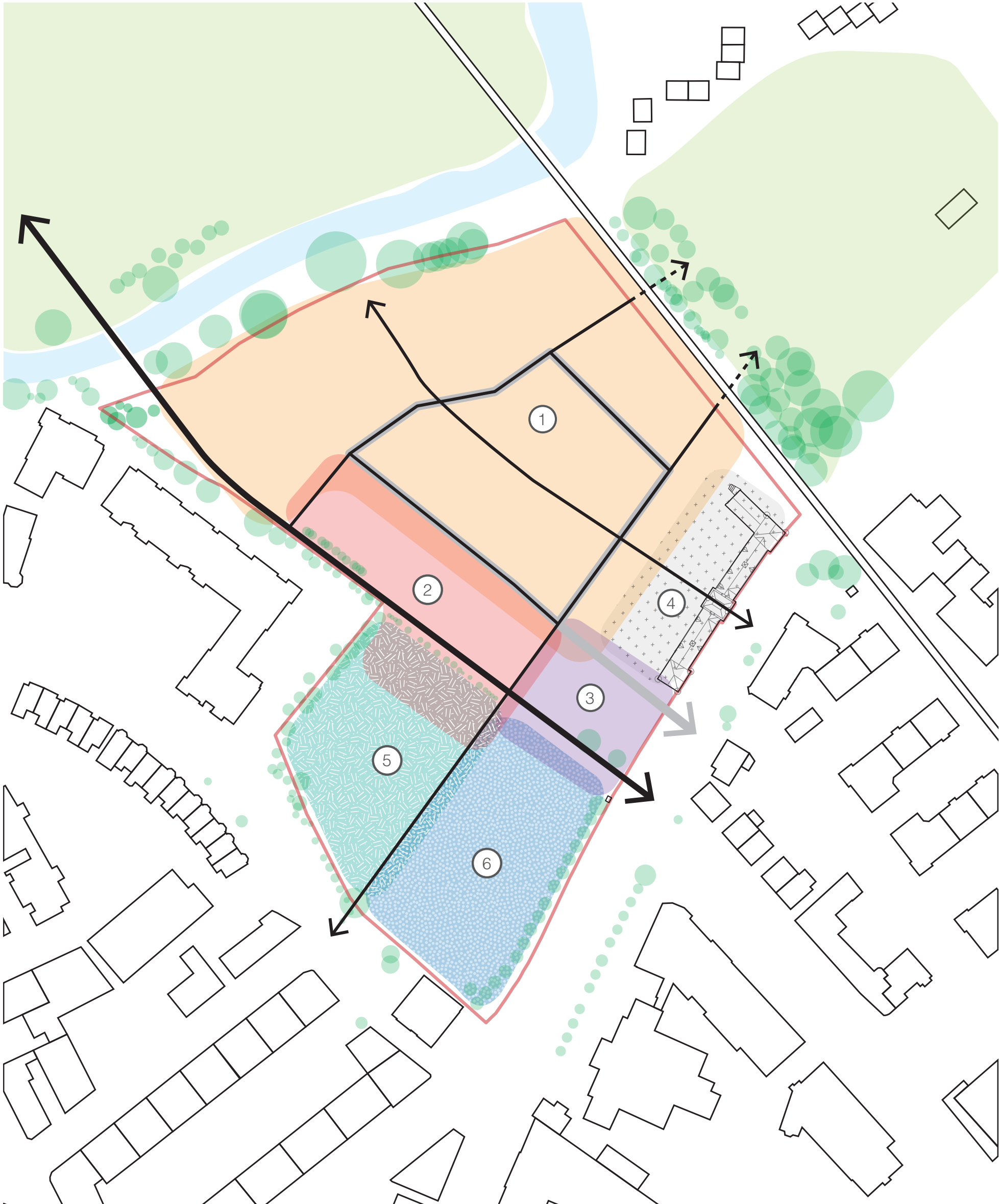
The diagram opposite indicates the proposed character zones for the masterplan, and the precedent images suggest the uses and quality of the spaces.

Key

- ① Mixed tenure 1,2 and 3 bed family housing
- ② 3+ bed family housing
- ③ Entrance square
- ④ Stables Courtyard
- ⑤ Public open space
- ⑥ Early years nursery and play space
- St mark's path
- Pedestrian route
- Shared surface vehicle loop
- == Potential Cycle Path
- The Water of Leith



③



Design Principles

Squares and Courts

A series of public spaces are formed and defined by the buildings at the southern end of the site, adjacent to Broughton Road. These will have distinct qualities, providing a space for differing civic functions.

Neighbourhood Garden

In the centre of the WTS a neighbourhood garden is created, this semi-public space provides a car-free area for the residents, and includes natural play elements and a an exposed rainwater feature which references the ornamental mill lade which historically crossed the site.

The images opposite indicate the potential character of these spaces.



Public Open Space- Breuil-Bois-Robert, France



Stables courtyard - Ferdinando Savoia Square, Verona, Italy



Neighbourhood garden- Copenhagen, Denmark



Arrival Square

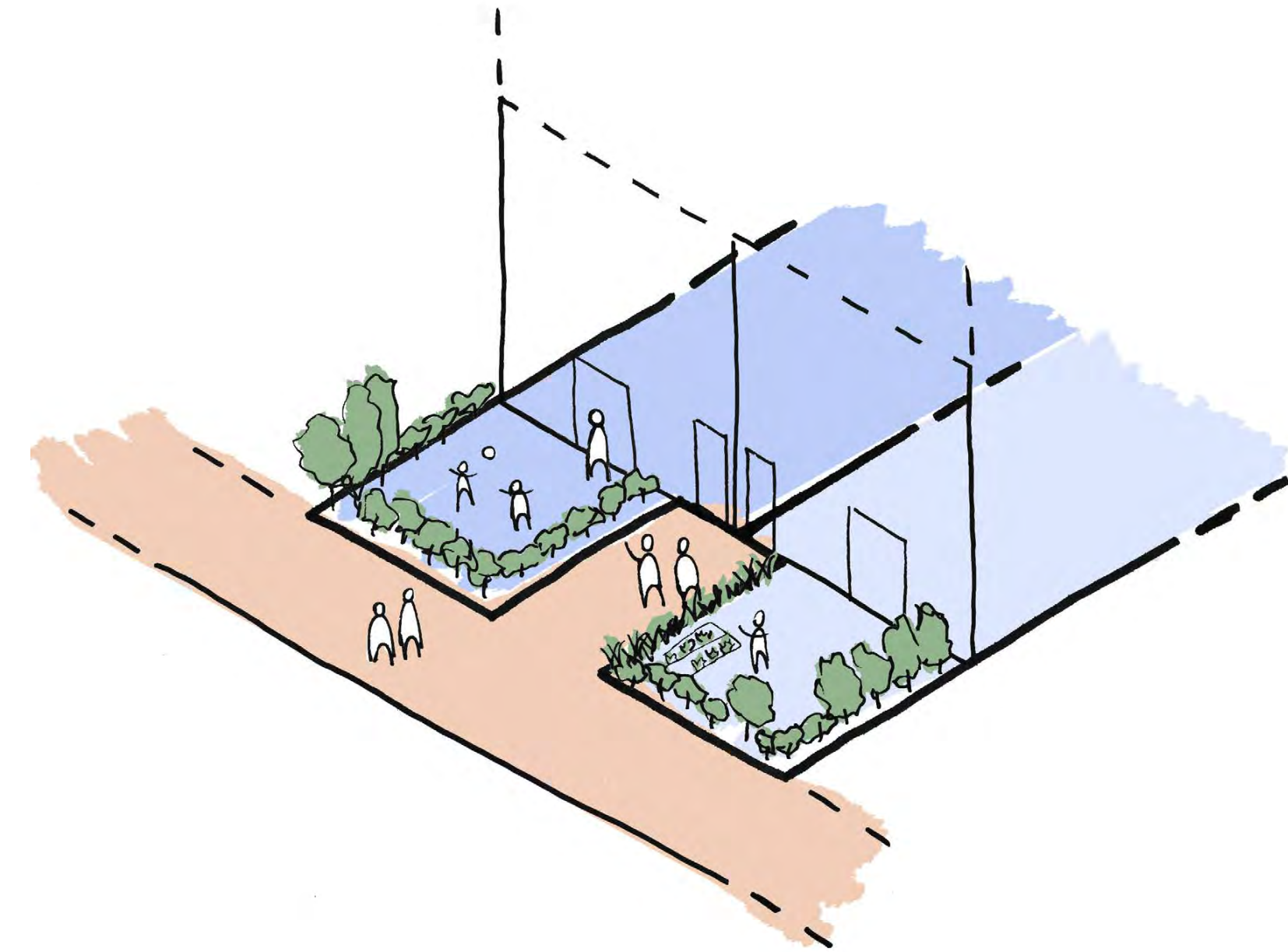
Design Principles

Ground Floor Duplexes and Colony Family Homes

Ground floor duplexes and colony housing create streets of family and accessible homes which provide activity and animation. Articulated through the architecture this can also create a distinct identity for the development.

South Facing Gardens

The family an accessible homes all have direct access to private gardens which are positioned on the southern side of the building to maximise access to direct sunlight and encouraging use of the amenity space. Front doors can be positioned adjacent to each other, providing opportunity for chance encounters between neighbours.



Concept Sketch - Ground floor duplexes and private gardens



Ground floor duplexes - Agar Grove, London



Private Gardens - The Mallings, Newcastle

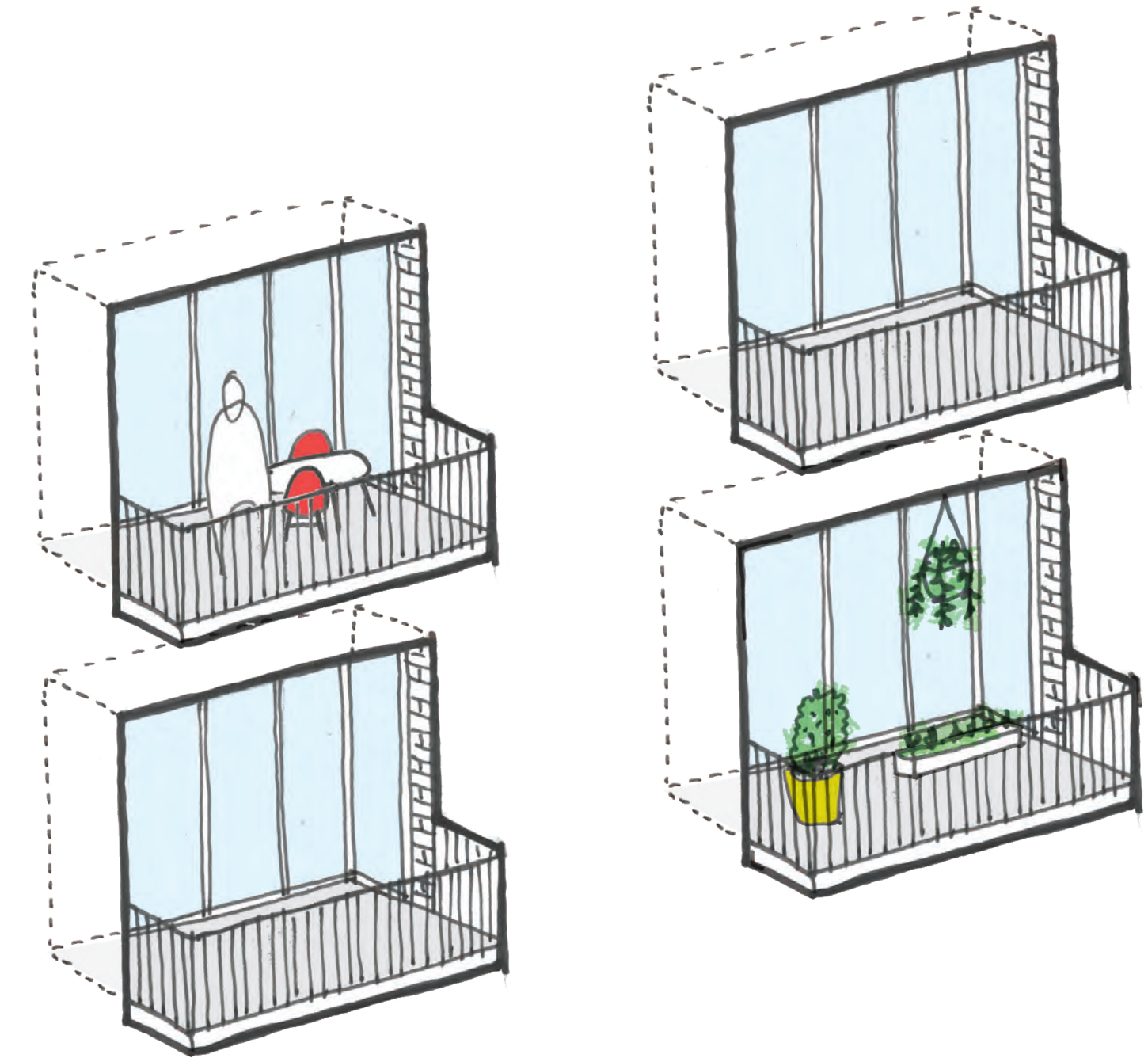
Design Principles

Balconies and Terraces

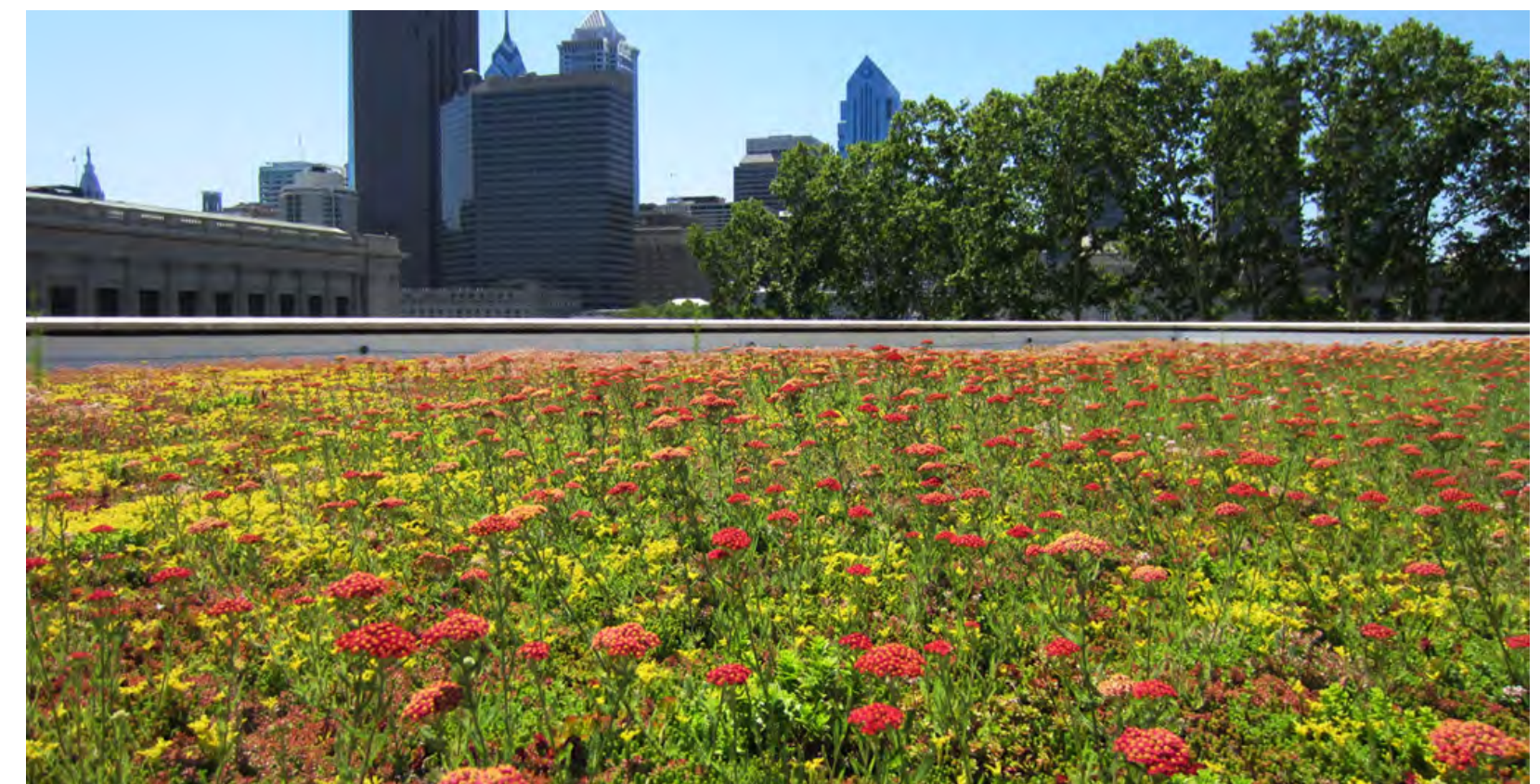
South facing balconies and roof terraces are provided for the dwellings above the family duplexes. There is also opportunity to create shared roof terraces.

Green Roofs

Green roofs are proposed for those which are visible from the upper storeys, creating visual interest which changes with the seasons.



Balconies and terraces



Green roof

An aerial photograph of a cityscape. In the foreground, there is a large, rectangular, open field with a fence around it. To the left of the field, there is a sidewalk with a few people walking. To the right of the field, there is a paved area with some trees. In the background, there is a dense urban area with many buildings, including some with spires. The sky is overcast.

Area 2- Former Bowling Greens Site

Site Constraints





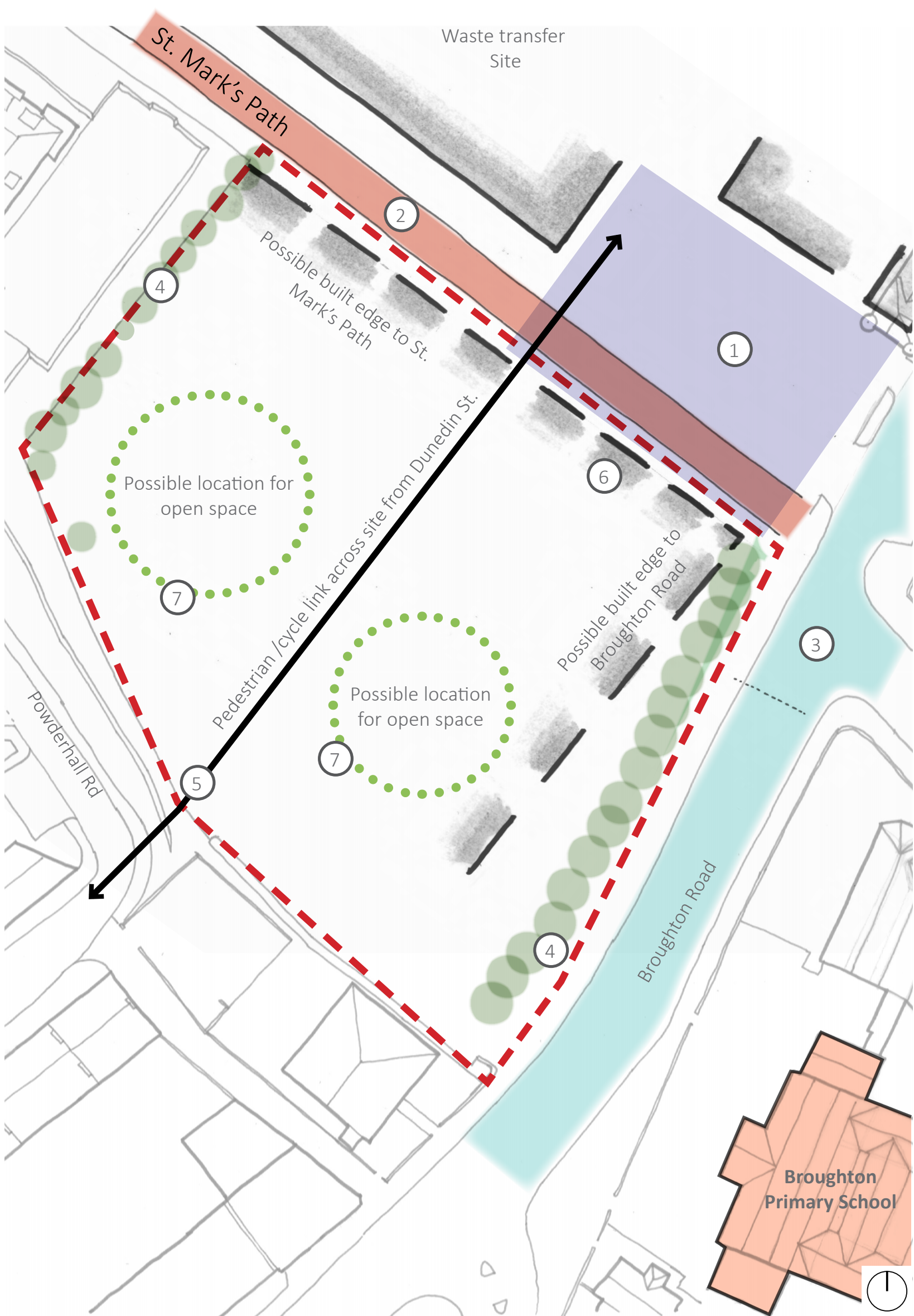


Site Opportunities

A number of opportunities are presented in response to the site constraints which have been identified throughout the engagement process. These are indicated on the plan opposite, and the images below illustrate the types of spaces and their qualities which the opportunities may provide.



- Key**
- ① Arrival square defined by building edge
 - ② Widen St. Mark's Path and provide separate lanes for cyclists and pedestrians
 - ③ Control traffic speed
 - ④ Retain existing trees
 - ⑤ Provide access from Powderhall Rd across the bowling green site.
 - ⑥ Possible built edge to St Mark's Path and Broughton Road
 - ⑦ Possible location public open space



Nursery and Older Person's Housing

Previous Consultation - March 2019

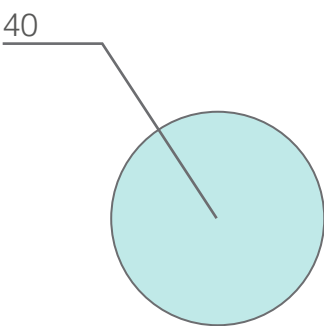
Attendance and Response

Approximately 120 people attended and contributed to the consultation. 64 people filled out either the Options Appraisal, Questionnaire, or both. 50% of those who provided feedback were aged 41 or older, the age brackets 0-12 years and 13-19 years were the least represented.

The presented material and opportunity for feedback were also made available online for further consultation where 3 people responded.

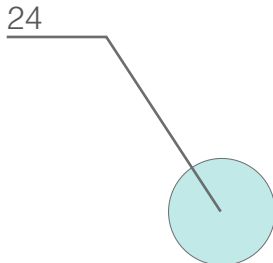
The opposite diagrams show the number of people who filled out either a options appraisal, Questionnaire, or both.

QUESTIONNAIRE

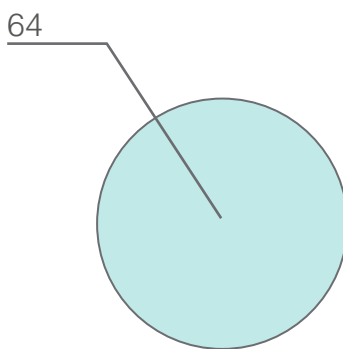


OPTIONS APPRAISAL

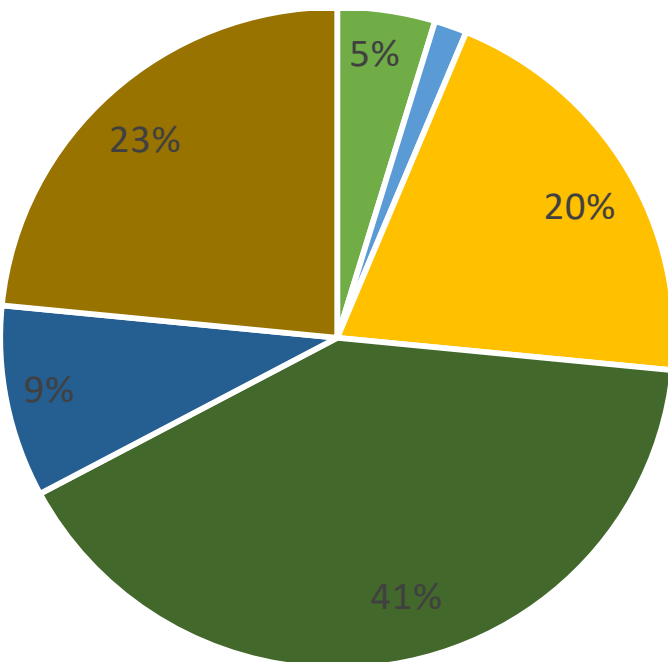
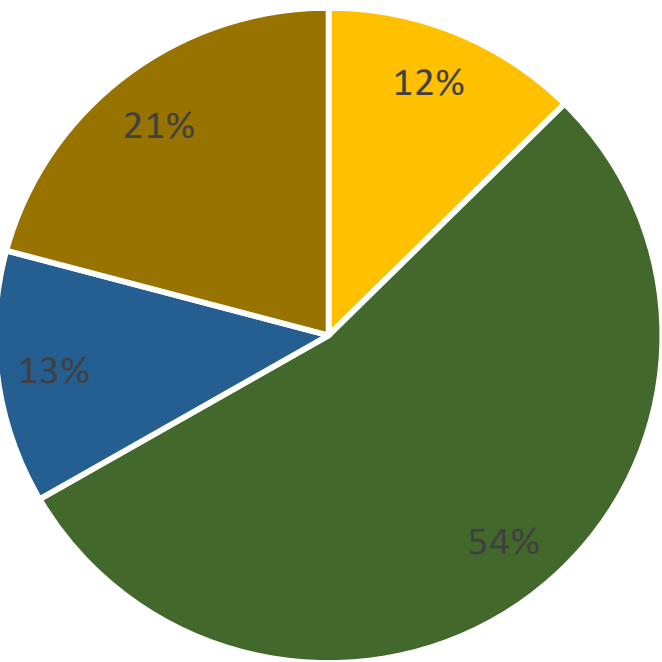
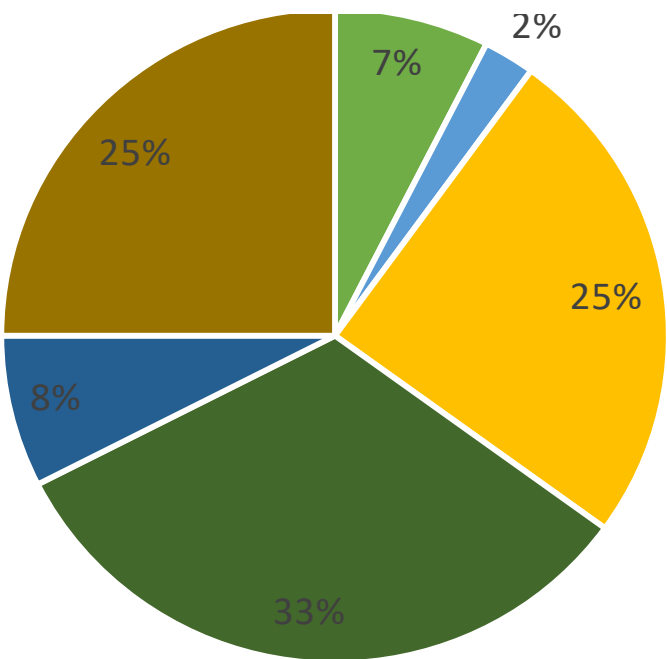
NO. OF COMPLETED QUESTIONNAIRE OR OPTION APPRAISAL



COMBINED TOTAL

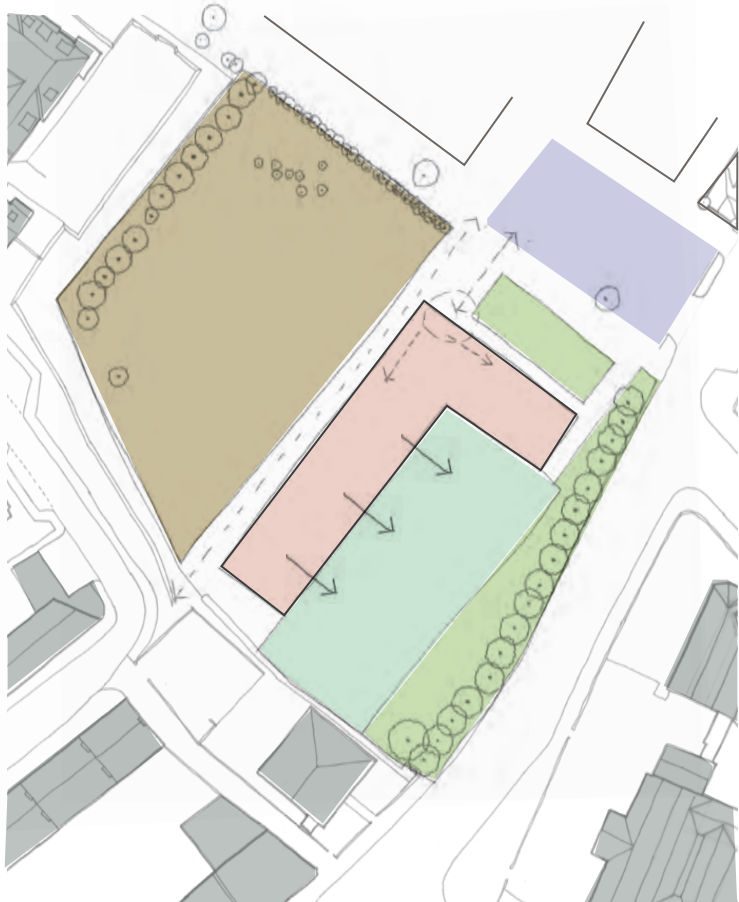


AGE RANGES



Previous Consultation - March 2019

Option 1



Qualities identified in the feedback forms

Positive Qualities

Open / Green Space - Open / Green space is visible to all. The building is not right on the road.

Nursery Play Space - Less fencing is required for the nursery play space, and it is separate and secure

Public Space - Half of the area is retained as public space

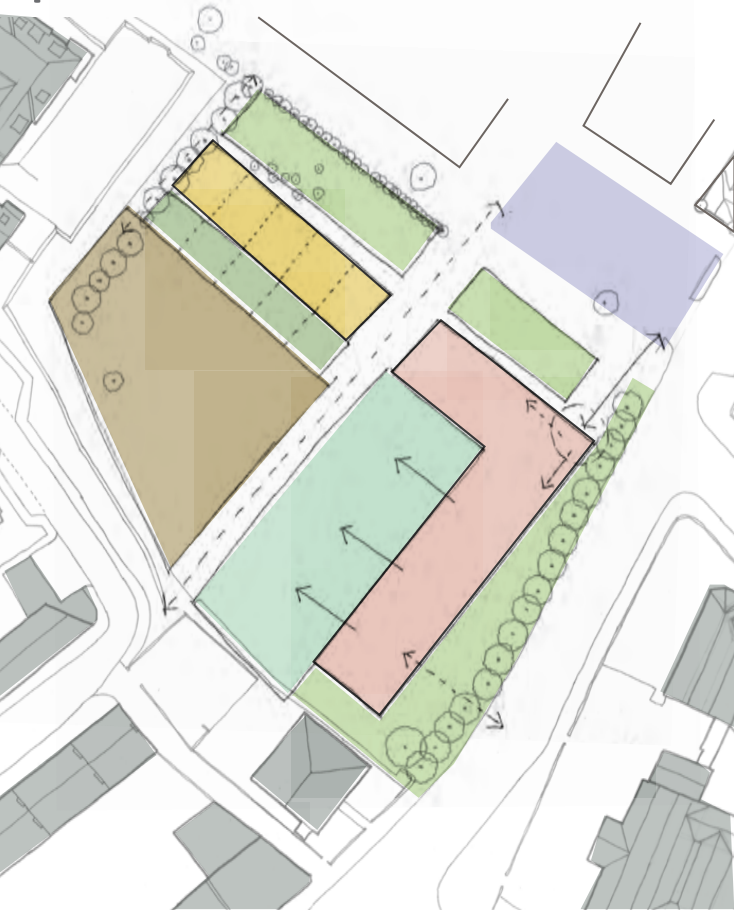
Concerns / Negative Qualities

Noise- Adjacency to road may be too noisy for elderly residents. Too noisy for local residents- no screening to Dunedin St.

Loss of Amenity Space - Loss of existing public space used by Primary School.

Excess of Amenity Space - Amenity area too large. A large open area which would attract much more people at all hours

Option 2



Qualities identified in the feedback forms

Positive Qualities

Amenity Space- Amenity space visible+accessible. Could still be used by school like Leith Links.

Housing - Option has some housing but needs more.

Concerns / Negative Qualities

Noise - Noise from nursery play area will impact local residents.

Link to Broughton Primary School - This option closes the open aspect from the Primary School.

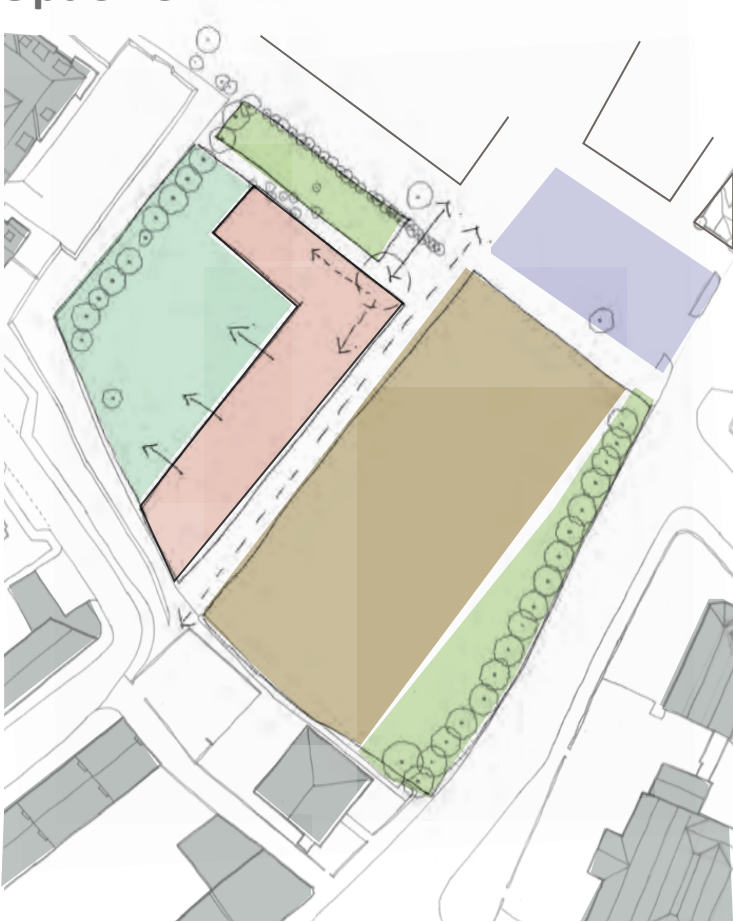
Amenity Space - Not enough 'green space'. Smaller amenity space

Additional Answers / Statements

"Given the proximity to the park and the suggestions for the refuse site, the loss of amenity space is not a problem."

"Brown area could be used as a quiet area for people in elderly accommodation. This could be laid out as gardens with benches etc. for them to have come time outdoors."

Option 3



Qualities identified in the feedback forms

Positive Qualities

Nursery Play Space - Play area safe from road noise. The Nursery shields the play space and amenity from the road.
Primary School+public can still use the space+it's more accessible and looks better next to the road.

Nursery Location - Nursery is away from the road

Concerns / Negative Qualities

Noise - Nursery play area- noisy for local residents already have noisy nursery on Broughton Rd.

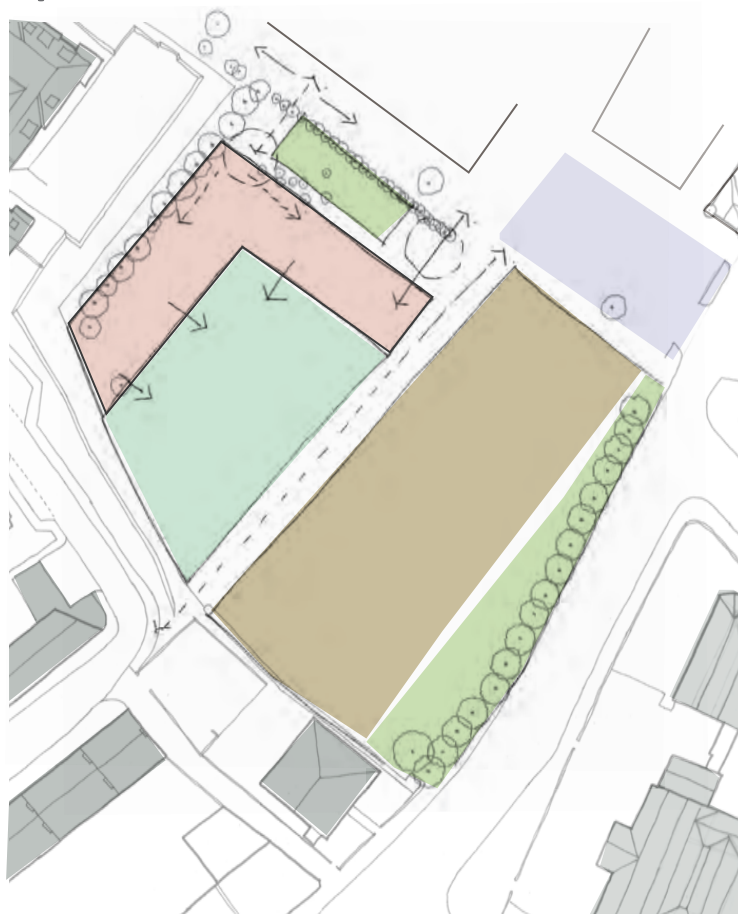
Nursery Location - Nursery further from school. It turns back to sun. It would block off the back space unnecessarily.

Amenity Space - Location suggests public access to amenity space for dog fouling

Additional Answers / Statements

"In my experience of researching occupants within green spaces, to ensure a large space is used it requires facilities (i.e. toilets/changing/shelter); people to organise and things such as equipment, sports items etc."

Option 4



Qualities identified in the feedback forms

Positive Qualities

Orientation - Orientated towards the sun. Better orientation to playground to public space for design flow

Amenity Space - Good amount of amenity. Large green area with view from the road.

Noise - Quieter for residential.

Concerns / Negative Qualities

Noise - Play area not screened. Noise would affect local residents.

Parking - what are the parking arrangements for the nursery?

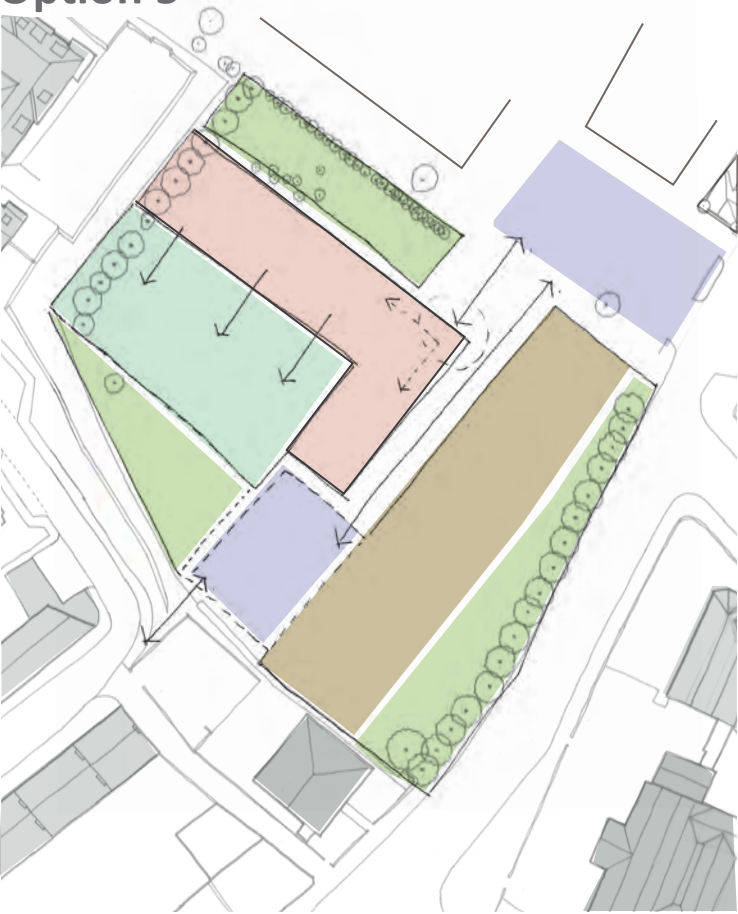
Amenity Space - Location suggests public access to amenity space for dog fouling

Housing - Too much amenity + public space- no residential

Additional Answers / Statements

"I like the idea of the mixed use and the nursery could also double up as changing/meeting facilities for people."

Option 5



Qualities identified in the feedback forms

Positive Qualities

Noise - Nursery play area has better screening for noise here.

Nursery Location - Rotation of nursery protects views

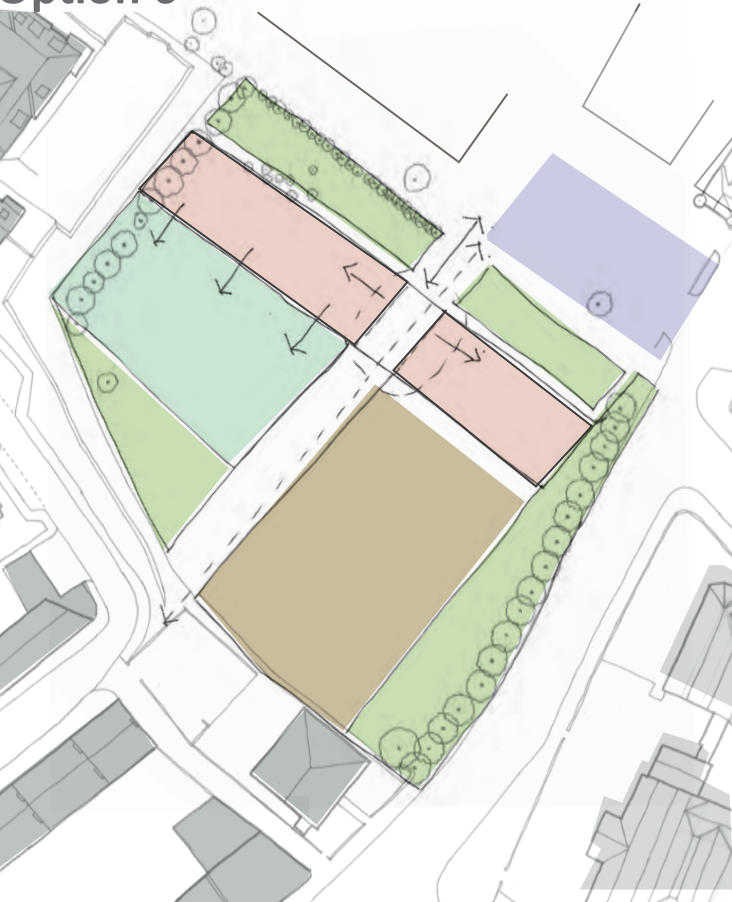
Concerns / Negative Qualities

Housing - Not ambitious enough- no housing

Nursery Location - Nursery further from school. It turns back to sun. It would block off the back space unnecessarily.

Amenity Space - Complicated, fiddly little areas. No feeling of space. Green space is rendered useless in fragmentation. Loses amenity space

Option 6



Qualities identified in the feedback forms

Positive Qualities

Nursery Location - Nursery access closer to school over road.

Noise - Better screening of noise from nursery play area

Concerns / Negative Qualities

Nursery Location- Too fragmented. This option isn't particularly clear as to how it would work. Split nursery very difficult to manage and makes it two different entities.

Amenity Space - Loss of amenity space.

St Mark's Path - Closes up St. Mark's Path

Previous Consultation - March 2019

OPEN AMENITY SPACE

Question	Open Amenity Space: Please let us know the types of uses you think would be suitable for the open amenity space shown on the 6 options for the bowling green site.
Most commonly referenced uses	
Total	
Public park - A public park / Play area / Area with planting and seating.	14
Sports / Exercise - A sports pitch / Area for exercise / Outdoor Gym	10
Community / Social Area - Community venue / Occassional events. i.e. market and performances	7
Growing Space - Community Growing / Allotments / Raised Planters	6
Broughton Primary School - Space for Broughton Primary School and After School Club / Controlled access for community out with school hours	5
Bowling Greens - Reinstate the bowling and / or putting greens	3
Additional Answers / Statements	
“Think big, think long-term and look at places which are vibrant - the solution is not as simple as a football pitch or dog patch.”	
“I disagree so much valuable space will go to amenity when there are two parks nearby that would benefit from investment.”	
“We need neighbourhood feel...”	

USER GROUPS

Question	User groups: Are there any organisations or groups who you think would take on responsibility for maintaining the open amenity space?
Most commonly referenced user groups	
Total	
Broughton Primary School (outdoor learning)	5
City of Edinburgh Council	5
Local residents/Volunteer neighbours	4
Redbraes Community Garden	2
Gardening/Allotments	2
Friends of Pilrig Park (allotmets holder)	2
Redbraes Community Garden	2
Grace Baptist Church / Saheliya / Leith Chooses / British Military Fitness / Model Airplane Groups / Warriston / Pickleball Social Club / Allotments	1
Inspirational Answers / Statements	
“School kids should have the opportunity to access this space for educational purposes, such as growing plants, or physical education.”	
“Perhaps elderly residents could enjoy gardening with the nursery children?”	

Previous Consultation - March 2019

ANY OTHER COMMENTS

Question	Any other comments: Please use this space for any other ideas you may have...
Most commonly referenced ideas and opinions	Total
Retain Bowling Greens - Retain bowling greens for Broughton Primary School.	8
Open Space and Trees - Retain and enhance an area of open space on the bowling green site and increase the number of trees / biodiversity	8
Privacy and Noise - Concerns of privacy / overlooking / levels of noise	2
Traffic and Parking - Concerns about the impact of the nursery on local traffic and parking	2
Building Heights - Don't build high rise / keep development low-rise	2
Additional Answers / Statements	
...please make a divided path for cyclists and pedestrians... to avoid conflict and dangers.	
More housing, use amenity investment at St. Mark's and Redbraes. Old and young deserve an equal share of this site.	
...interesting vision for multi-generational mix... but overcoming idealism and making it a reality will require much enthusiastic commitment from the community itself.	

INTERGENERATIONAL LIVING

Question	Intergenerational Living: Please let us know your thoughts on elderly housing and an early years nursery.
Most commonly referenced ideas or concerns	Total
Good Idea - Good idea to integrate elderly with younger generations.	19
Servicing / Parking- Concerns about access, parking and servicing	5
Loss of Amenity Space- Concerned about losing amenity open space	5
Noise / Acoustics - Concerns about noise from nursery play space for new and / or existing residents	4
Over Development- No housing and / or a nursery should be built on the bowling green site.	4
Encourage Relationships Between Generations - Provide shared space to integrate elderly and young.	3
Inspirational Answers / Statements	
I am fully on board with the concept of a close relationship between the old and the very young. Close proximity between a nursery and elderly housing would maximise opportunities for these relationship to develop.	
Very forward thinking - keeping generations connected - reducing isolation	
GREAT. This could become the CEC's new exemplar model for intergenerational living in Edinburgh/Scotland = MORE PLEASE!	

Nursery and Older Person's Housing



Nursery ground floor plan

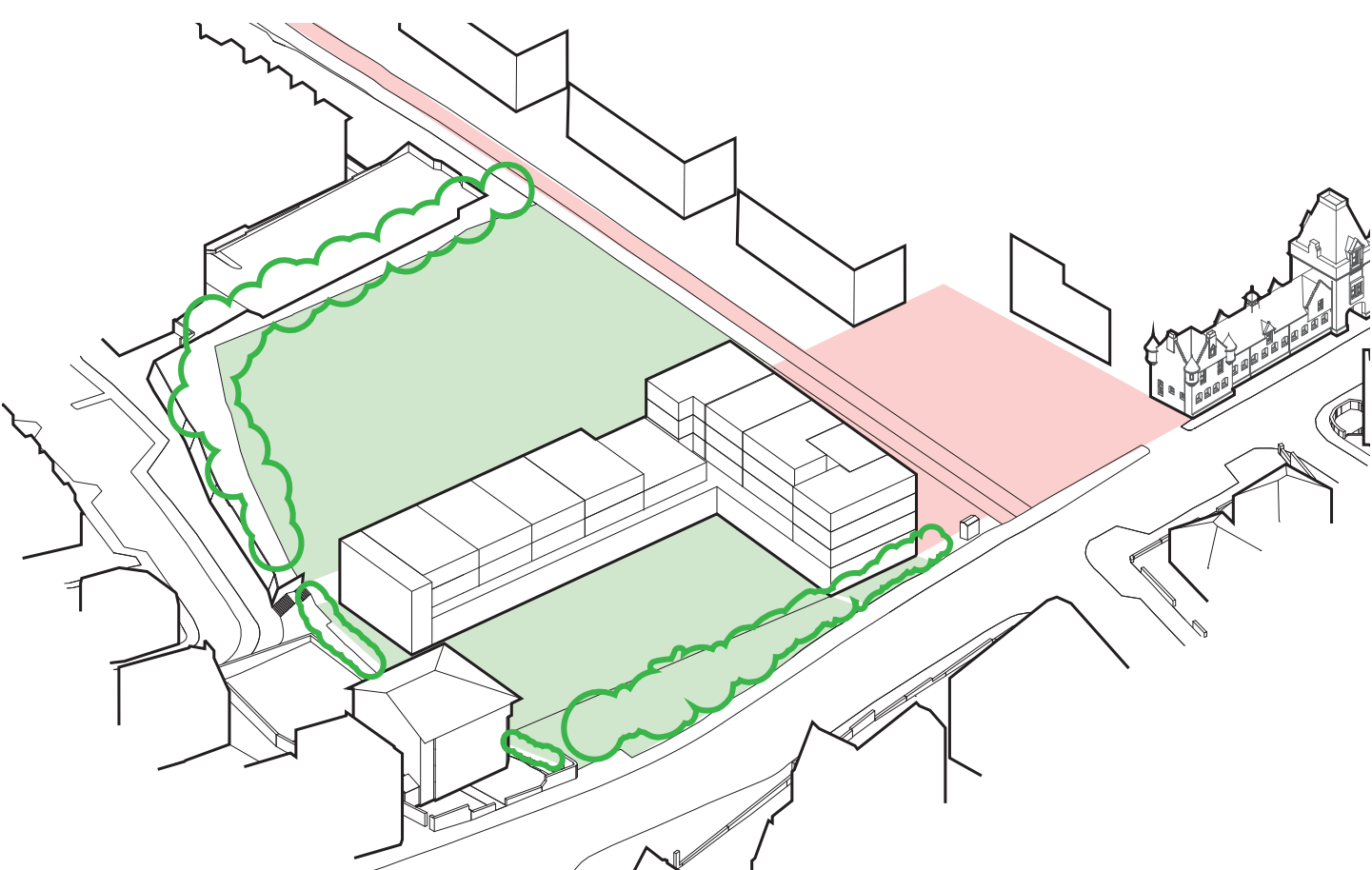
Key

Older Persons Housing		Nursery	
2 bed accessible unit	Large play space	Admin	
1 bed accessible unit	Small play space	Catering Kitchen	
Shared external space	Nursery kitchen	Multi-purpose room	
	Storage	Staff room	
	WCs		



Exploded plan showing older person's housing above the nursery ground floor plan

Preferred Option

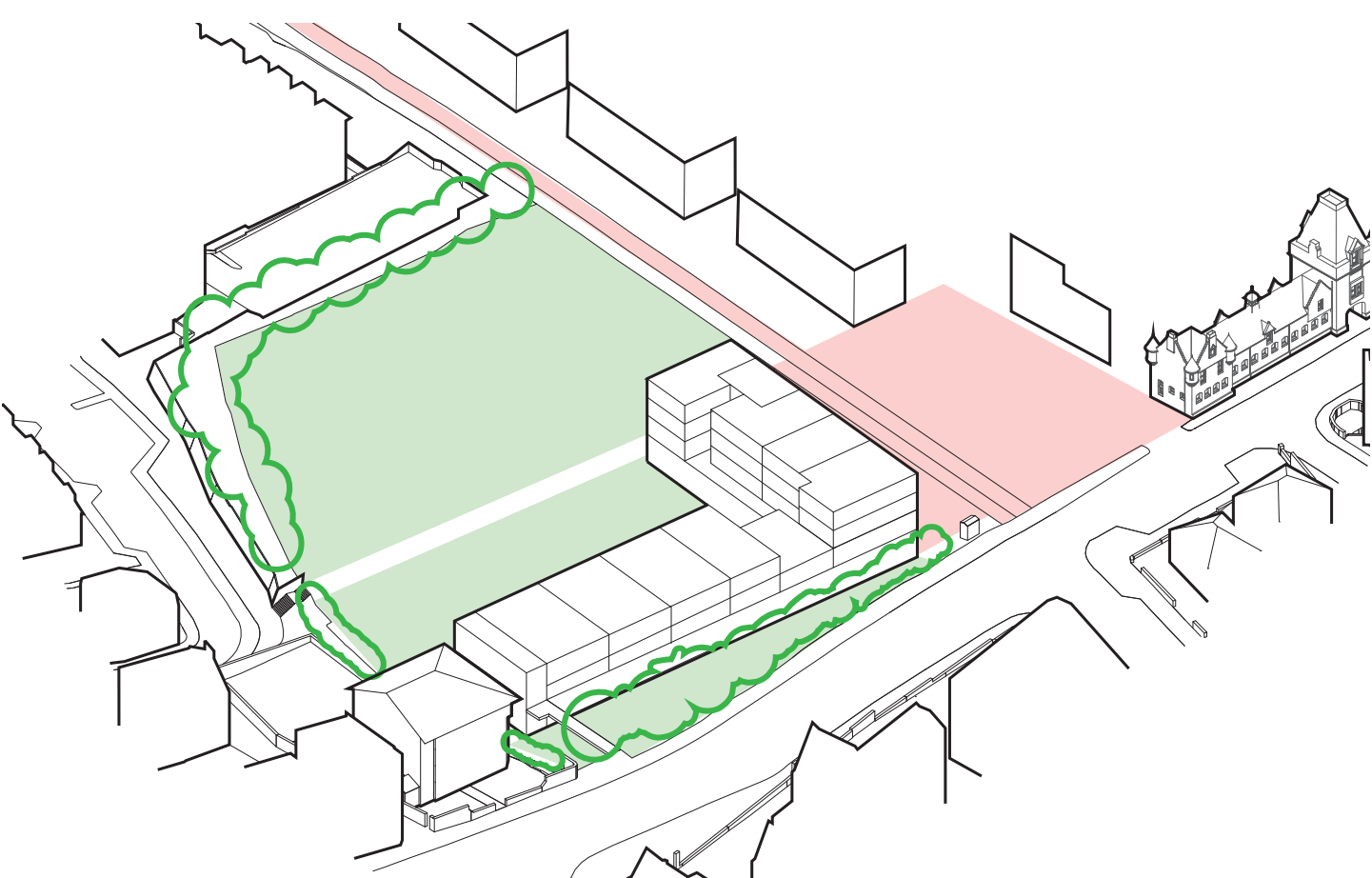


3D view showing massing and relationship with outdoor spaces



View from St. Mark's Path

Second Option



3D view showing massing and relationship with outdoor spaces

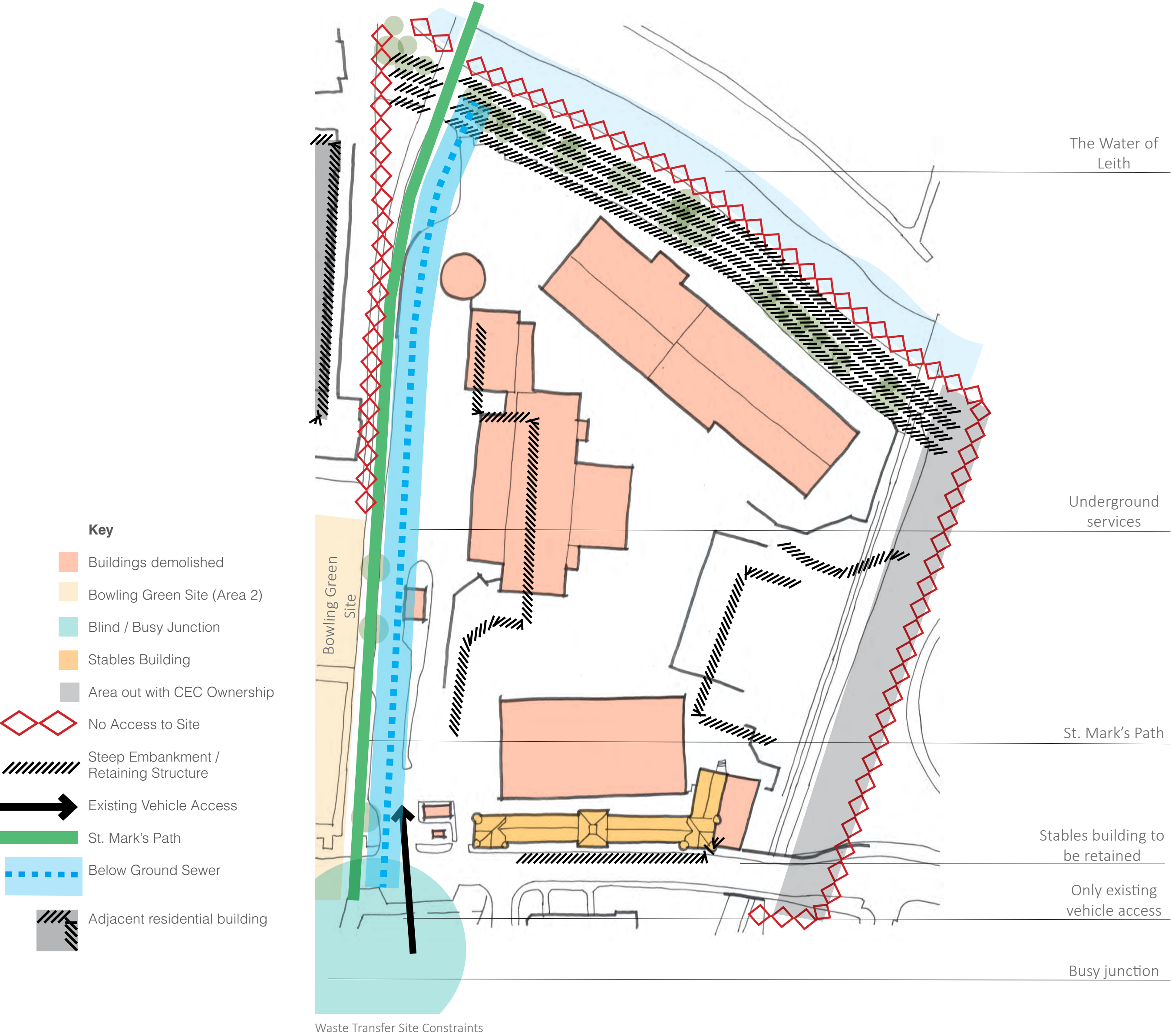


View from St. Mark's Path

An aerial photograph of a former waste transfer site in Glasgow, Scotland. The foreground is dominated by a large, flat, cleared area of land, likely used for waste disposal or processing. To the left, there is a dense forest of trees. In the middle ground, a large, multi-story building with a prominent chimney is visible, surrounded by other urban structures. The background features a cityscape with various buildings and a large hill, possibly a park or a natural feature, under a cloudy sky.

Area 1 - Former Waste Transfer Site

Area 1 - Constraints



Area 1 - Constraints



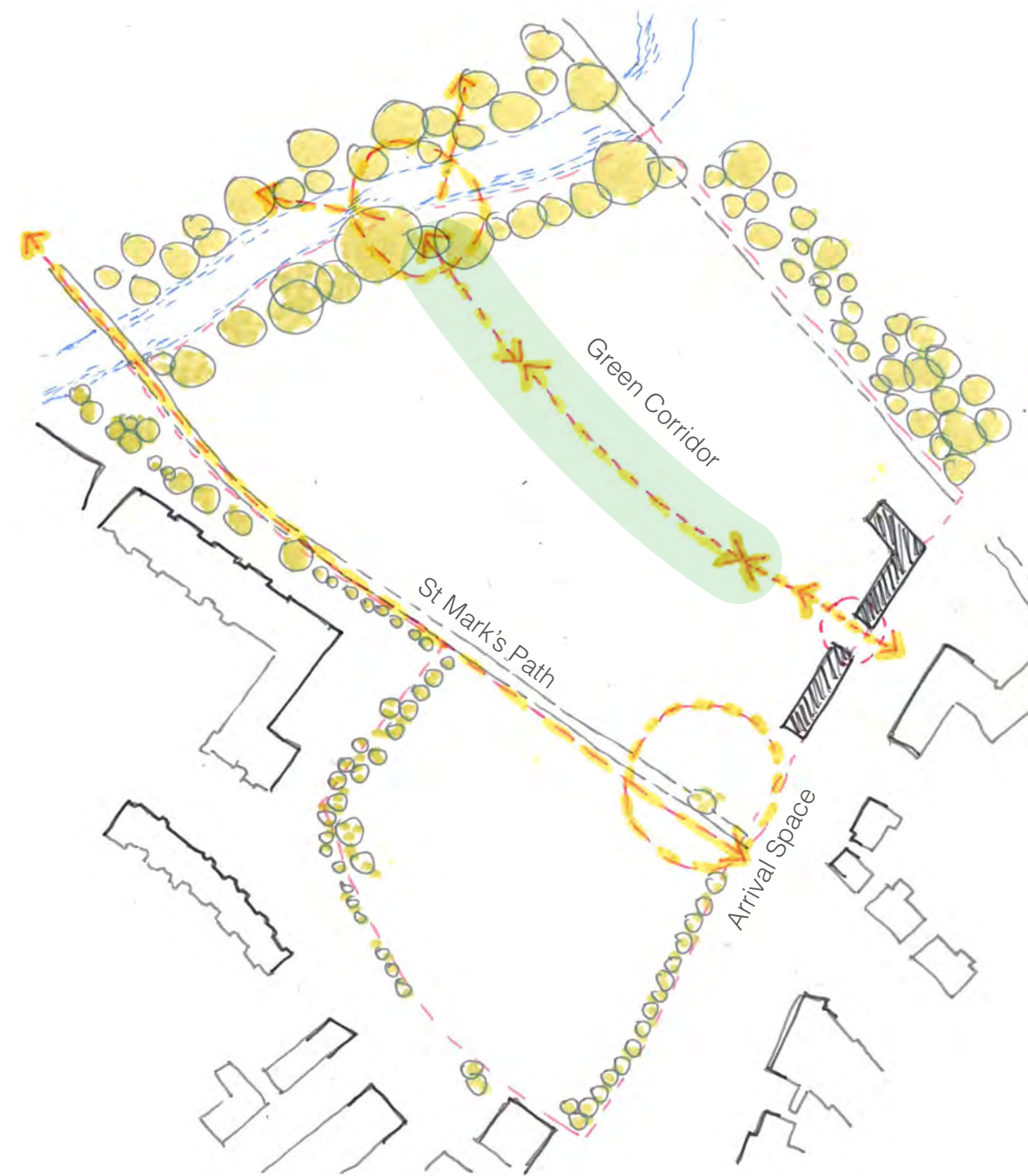
Area 1 - Opportunities



Waste Transfer Site Opportunities

Site Strategy and Concepts

Connections into the surrounding context



Primary Axis | Road to River

St Marks Path and Arrival Space

Potential to reinforce St. Mark's Path and strengthen the connection between St Marks Park and Broughton Road. Creating an awareness of the parks through a generous public entrance square.

Green Corridor

Potential to connect the Stables building to the Water of Leith and green boundary via a vibrant green corridor.



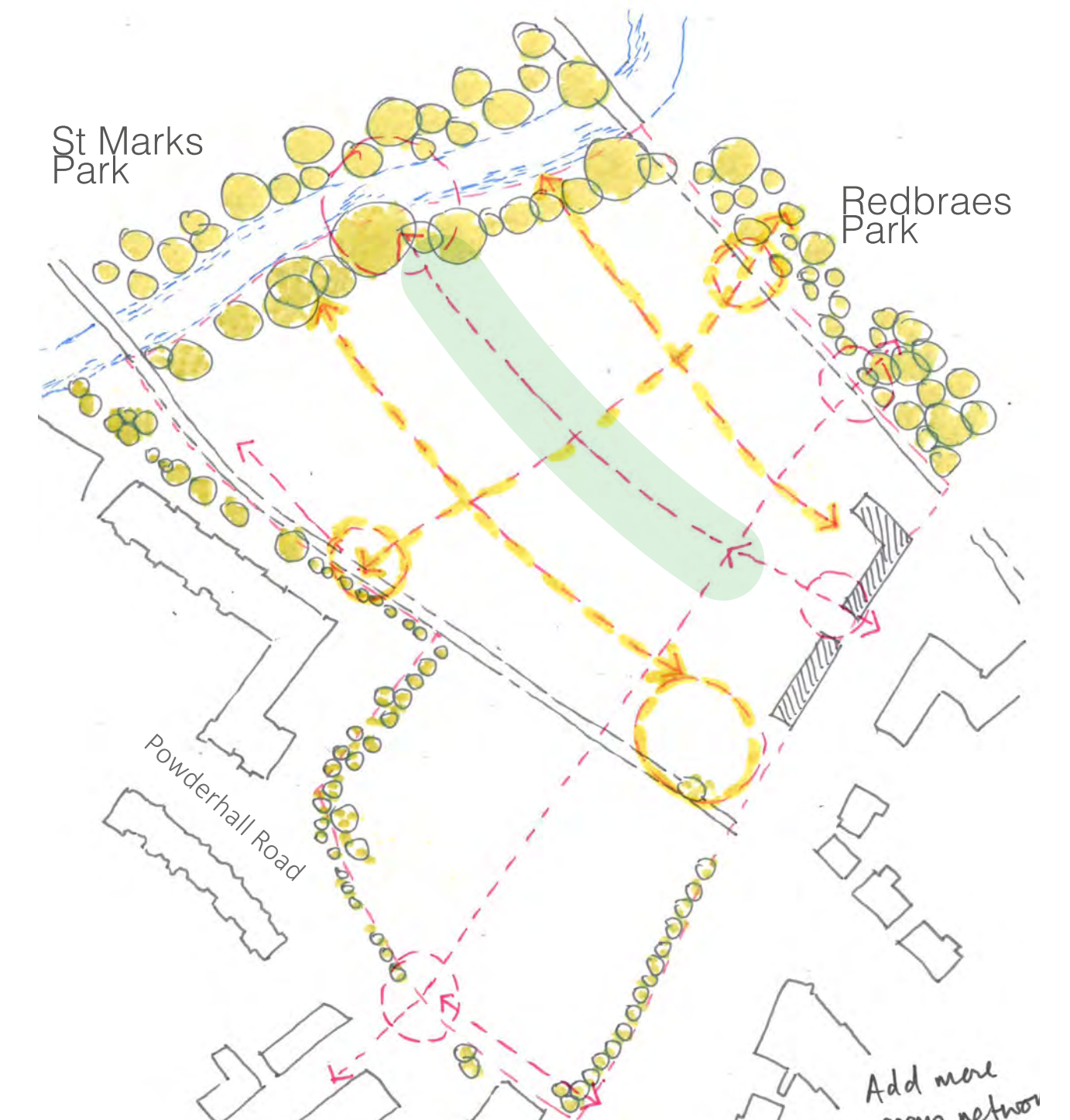
Secondary Axis | Redbraes Connection

Neighbourhood Connection

Potential to use the site to connect the existing Powderhall community across the site and into Redbraes park

Permeable Site

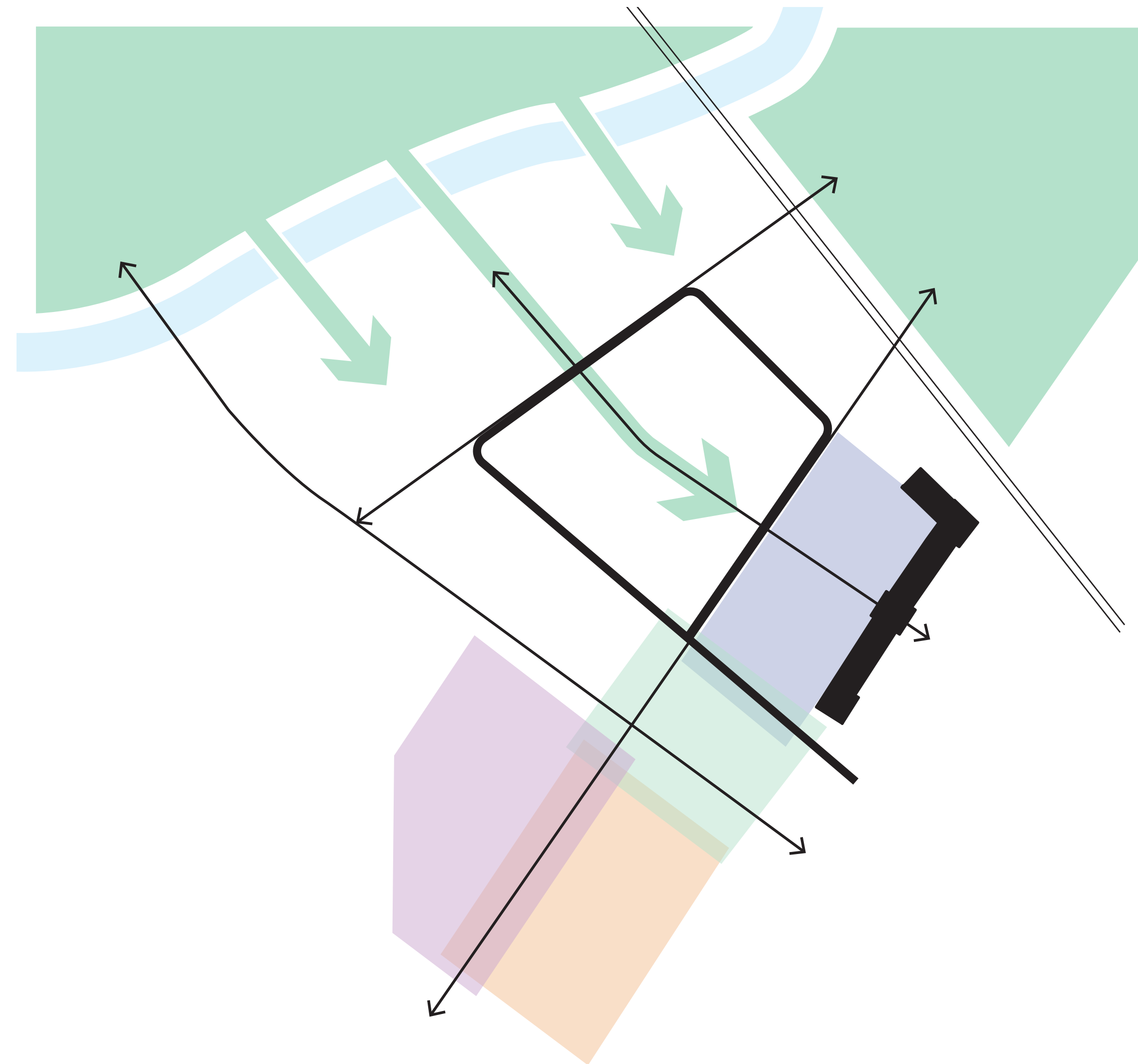
Opportunity to have a secondary connection though to Redbraes Park due to the depth of the site. This secondary connection reinforces a relationship between the two parks that are separated by the Water of Leith.



Network of Routes

This diagram shows the combined routes which strengthen existing paths and connections, provide new routes making the site permeable and accessible, and forms a green corridor which stretches from the stables building to The Water of Leith. Additionally the network of routes connects neighbourhoods with each-other and the surrounding parks.

Site Strategy and Concepts



Key

→ Routes and connections

— Shared surface vehicle loop

➡ Drawing the natural landscape into the site

Public / Civic spaces
and functions

== Future cycle path

Site Strategy - Public Space

Fundamental to the masterplan is the approach to public space and spaces between the buildings.

The creation of public squares and courts, and the vehicular loop create possibilities for a diverse range of high quality public and semi public spaces. The opposite diagram shows the location and potential extent of these primary spaces, and the precedent images indicate the potential character for each of them.



- Key**
- ① Green Corridor
 - ② Stables Courtyard
 - ③ Entrance Square
 - ④ Public Open Space
 - ⑤ Early Years Nursery and Play Space
 - ⑥ St Mark's Path
 - Pedestrian Route
 - Shared Surface Vehicle Loop
 - == Potential Cycle Path
 - The Water of Leith



Site Strategy - Character Zones

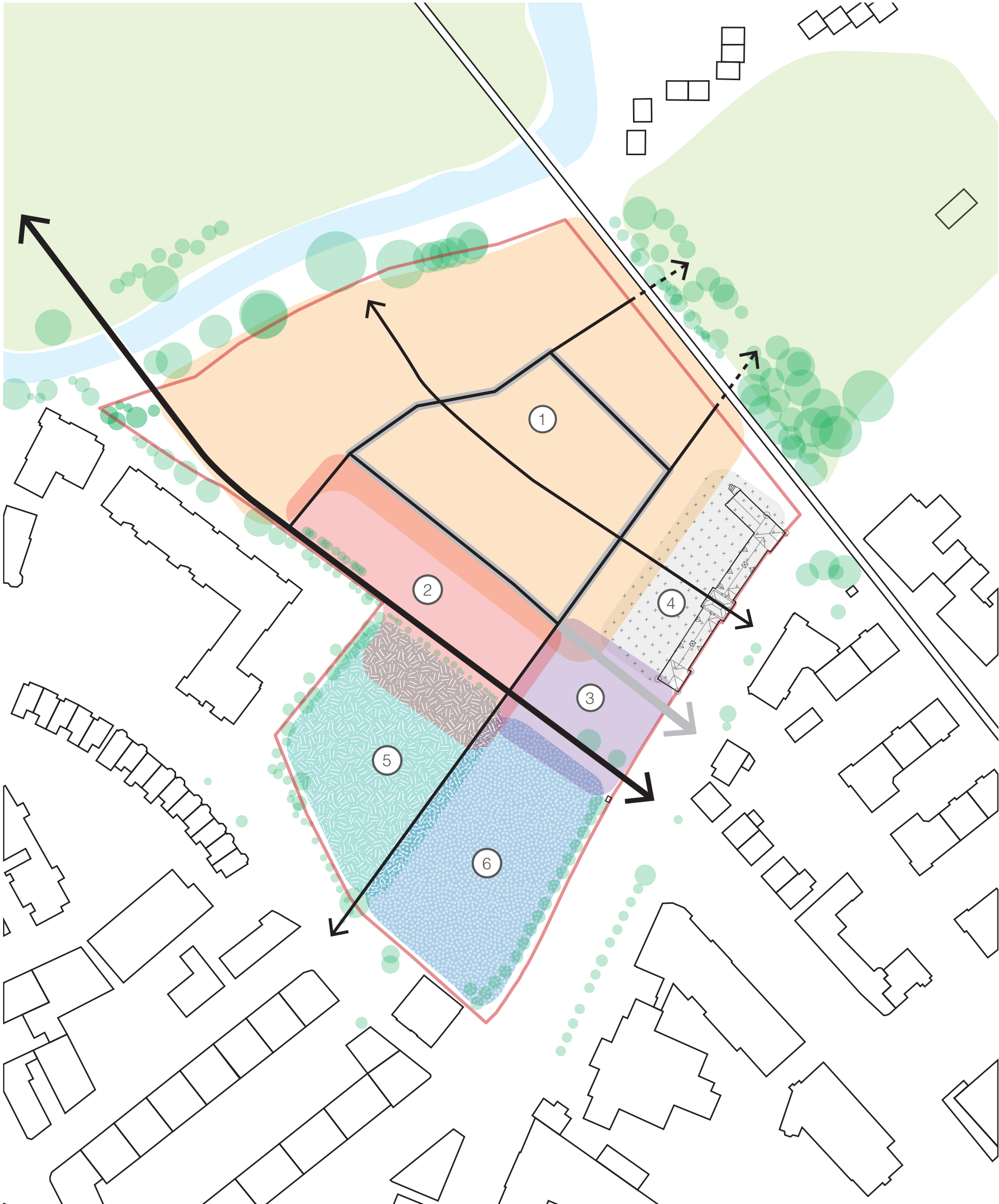
Character zones help to define the use, quality and experience of areas within the masterplan.

The housing-led, mixed use brief for the site assists in creating character zones. These are informed by and influence the buildings, their scale, materials, use and the spaces between them. This creates a diverse quality of spaces for future residents, building users and the surrounding communities.

The diagram opposite indicates the proposed character zones for the masterplan, and the precedent images suggest the uses and quality of the spaces.

Key

- ① Mixed tenure 1,2 and 3 bed family housing
- ② 3+ bed family housing
- ③ Entrance square
- ④ Stables Courtyard
- ⑤ Public open space
- ⑥ Early years nursery and play space
- St mark's path
- Pedestrian route
- Shared surface vehicle loop
- == Potential Cycle Path
- The Water of Leith



Area 1 - Design Options

Design Options - Consultation

At the previous consultation we asked people to consider the kinds of uses they would like to see on the site, and then draw these on their own masterplan. People also had the opportunity to test their ideas on the large scale model.

The images to the right test a number of these options on the full site.



Testing Design Options

Urban grain and natural landscape



Using the site strategy principals the concept of connections between the urban grain and natural landscape has begun to be tested in various building arrangements as seen in the diagrams to the right.

These focus on two principle axis which relate to St Mark's and Redbraes parks.

These include the formation of court yards, private and public amenity spaces, building forms such as terraces and square blocks.

Whilst exploring building arrangements and connections, this provides the client with an initial, high-level understanding of potential built form on the site.



Option 1 - Primary axis towards St Mark's Park



Option 2 - Primary axis towards St Mark's Park



Option 3 - Primary axis towards Redbraes Park



Option 4 - Primary axis towards Redbraes Park

Area 1 - Design Options



Option 1 - Primary axis towards St Mark's Park



Option 2 - Primary axis towards St Mark's Park

Area 1 - Design Options



Option 3 - Primary axis towards Redbraes Park



Option 4 - Primary axis towards Redbraes Park

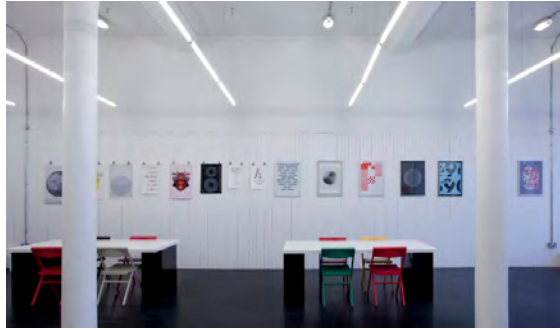
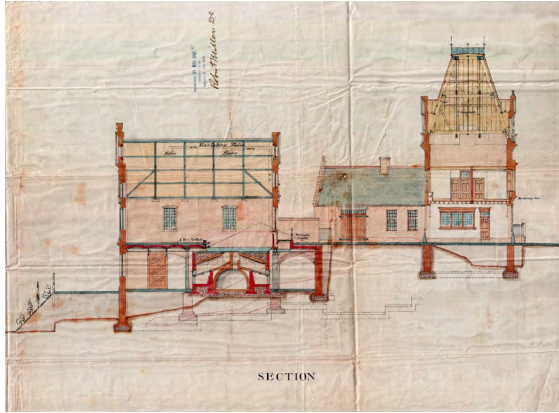
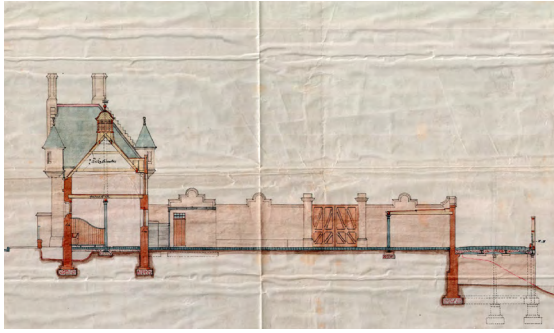
An aerial, grayscale photograph of a city, likely San Francisco, showing a dense urban landscape. A prominent mountain, likely Mount Diabolo, is visible in the background. The foreground and middle ground are filled with various buildings, including residential structures and larger commercial or institutional buildings. A large, open area, possibly a park or sports field, is visible in the lower right. The text "Area 3 - Stables Building and Next Steps" is overlaid in the center of the image.

Area 3 - Stables Building and Next Steps

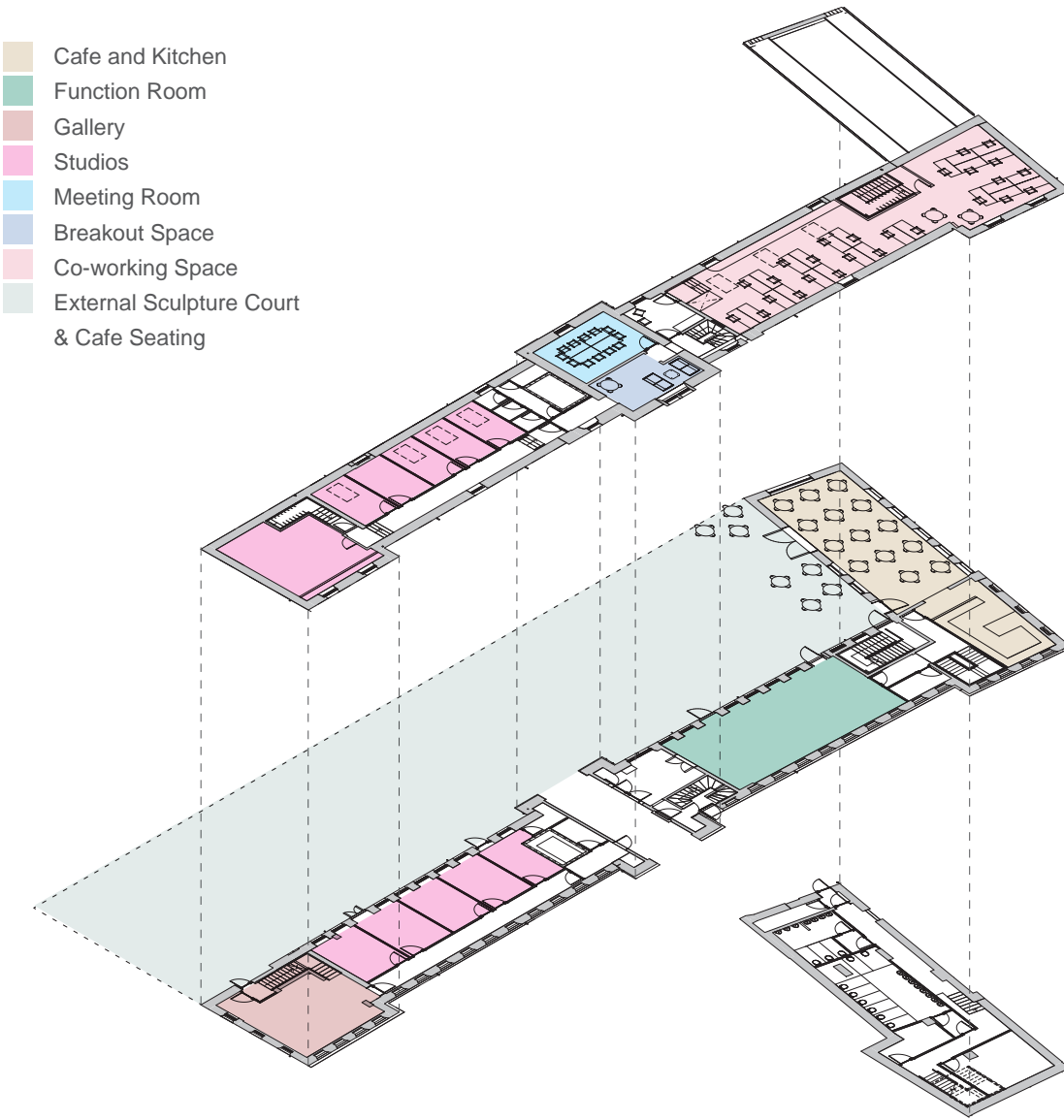
Stables Building

Powderhall Stables is a Category B listed building, designed by the City Engineer John Cooper, constructed in 1893. The building was purpose built to house the horses that transported the city's waste to the waste disposal works at Powderhall.

Sketch plans have been developed to show how this industrial remnant could be transformed into a work and events space which will complement the development of the wider site and local community. As the wider Powderhall site is also to be brought into public use, the stables building has the opportunity to become a public gateway to the site and the routes connecting through it.



The plans below represent early proposals. Opposite the images show aspirations for how the stables building and associated external space could look.



The Powderhall Stables project, which would convert the listed stables block into workspace and events space, has been resubmitted for funding to the Scottish Government's Regeneration Capital Grant Fund. A final decision is expected in January 2020. Due to the requirement for funding the stables will be progressed individually from the rest of the site.

Next Steps

