



DRUM

DEVELOPMENT
& INVESTMENT



Stead's Place
Leith Central CC
21 September 2020

Agenda



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- Consultation Exhibition
- Feedback
- AOB





Proposal of Application Notice:

Proposed demolition of industrial units and development of residential led uses, retention of existing 2-storey sandstone building with potential to include Class 1 (shops), Class 2 (Financial, Professional & Other Services), Class 3 (Food and Drink), Class 4 (Business), Class 10 (Non-residential Institutions), Class 11 (assembly & Leisure) and Sui Generis uses, with associated landscaping, open space and infrastructure.

At 106-162 (even numbers), Leith Walk, Edinburgh EH6 5DX



Context

The proposals are for a mixed-use development providing:

- A vibrant retail and commercial frontage onto Leith Walk via the retention and refurbishment of the red sandstone building.
- A community of high-quality apartments designed for renting, catering for local people at rent levels that correspond to the Leith area.
- Improved open access and public spaces between Leith Walk and Pilrig Park.

Photographs showing the current site



Our approach to the Stead's Place development is influenced by a number of factors:

Approach

1. The retention and refurbishment of the red sandstone building.



2. Having a clear identity drawing references from the diverse surrounding area.



Approach

5. Enhancing the connectivity between Leith Walk and Pilrig Park - the site has an important role locally in terms of providing an east-west connection but at present the route through the site is neither attractive or welcoming.



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Vision & Ideas

The emerging design concept draws upon positive characteristics of the surrounding area to create a real sense of place that features a vibrant and dynamic retail frontage facing Leith Walk, and a mix of private and affordable housing. The proposals will:

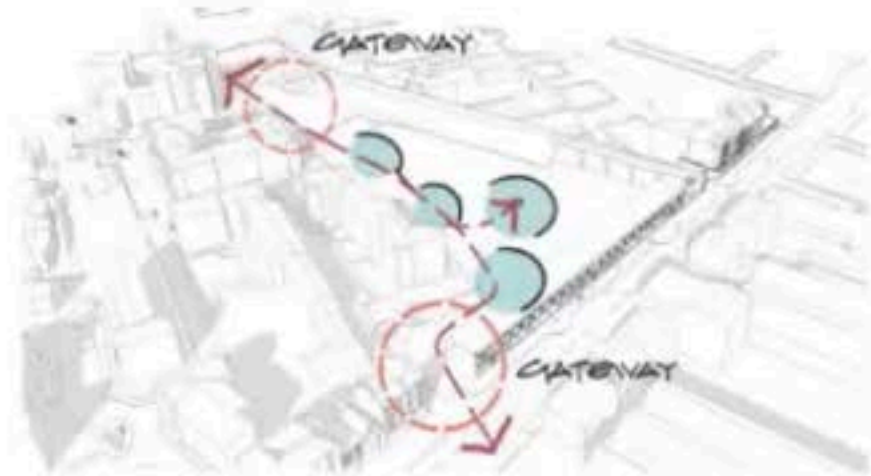
1. Retain and refurbish the red sandstone building, establishing a bustling retail and commercial frontage to Leith Walk that will serve the local community.



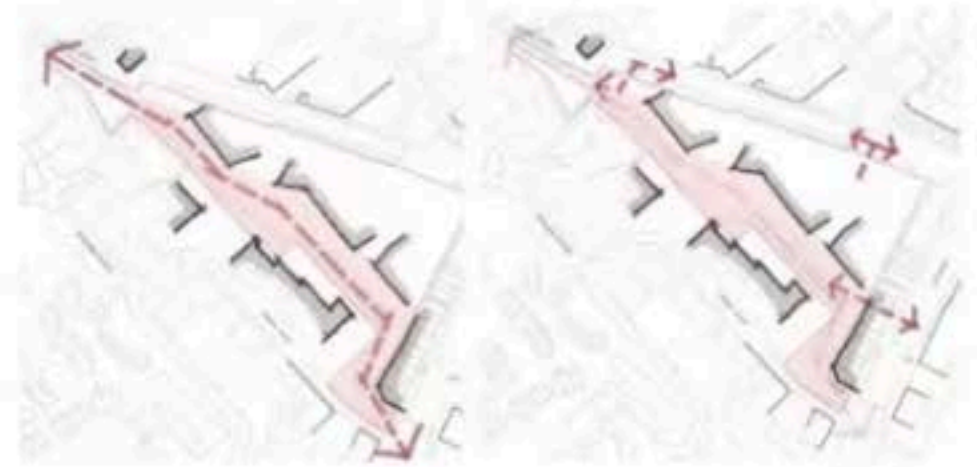
Examples of active shop frontages

Vision & Ideas

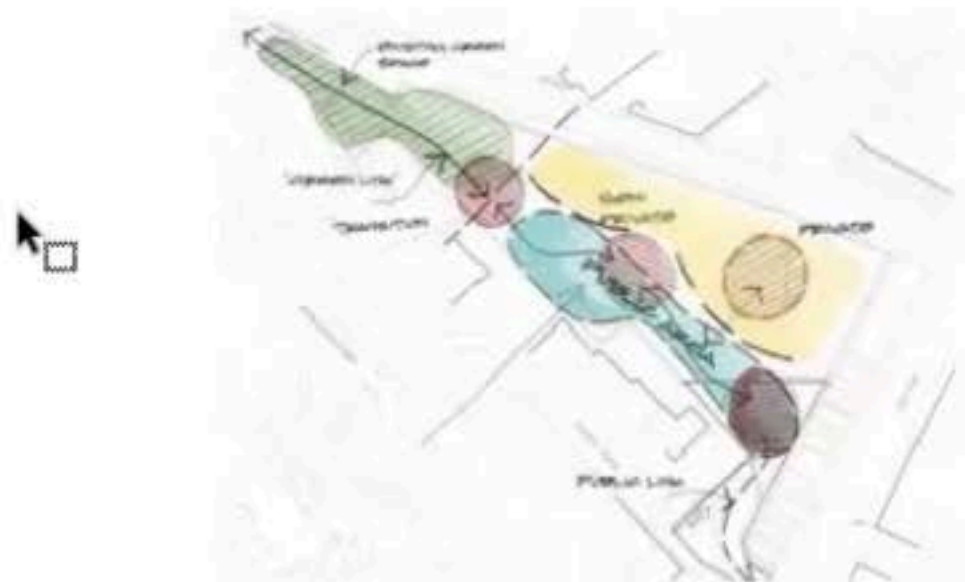
2. Create new spaces and gateways.



3. **Strengthen existing connections** and allow for future connections.



This allows the site to be broken down into a variety of **interlinked spaces**.



Vision & Ideas



Illustrations of example external public, semi-private and private spaces and site wayfinding on the proposed site plan

Massing



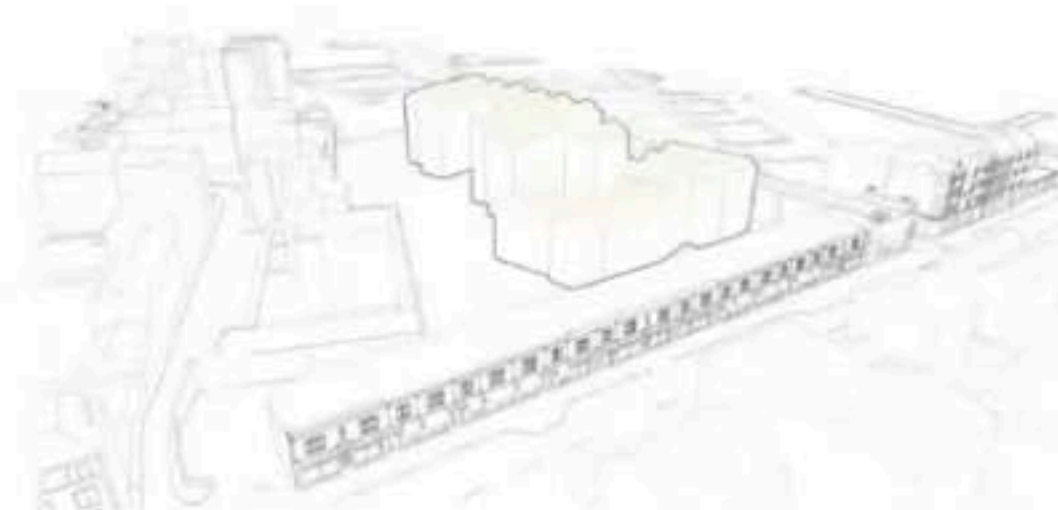
Split gables reduce the visual impact on approach from the cycle path.



A part 4-storey to front of site keeps the height low along Leith Walk and in context with adjacent building heights.



A stepped façade to the North provides visual interest and articulation when viewed from Jane Street and beyond.



Pitched roof forms emulate the railways sheds previously on the site and around Halmyre Street.

Massing



Long section from Leith Walk to Pilrig Park

Introducing lower and varied heights toward Leith Walk, rising as the site moves toward Pilrig Park reduces impact on the Walk itself and provides for a varied skyline. Referencing local and historical roofscape precedents allows for the introduction of pitched roofs, again providing for a layered skyline that blends with its surroundings.

The following views are indicative only to illustrate proposed massing and external spatial arrangements.

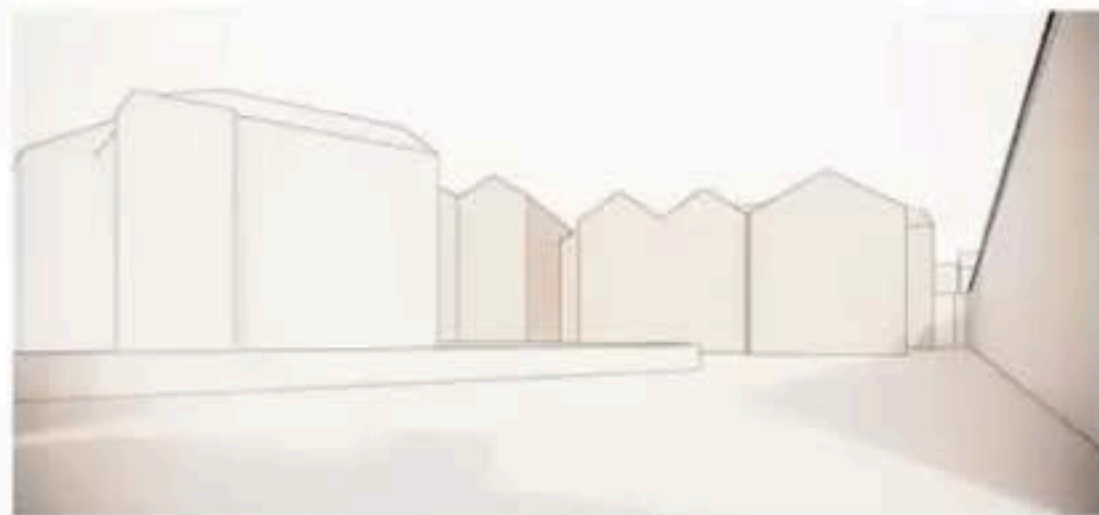
Views



Indicative view looking South along Leith Walk



Indicative view looking North along Leith Walk



Indicative view of the approach into the site



Indicative view of massing from a birds eye view

Views



Indicative view of public space to the rear of the red sandstone building. Note: Whilst this plan shows access through the red sandstone building, this is merely indicative as an example of potential access points in the future if and as appropriate given the final usage of the building.

Views



Indicative view of cycleway to Pilrig Park

Consultation Feedback – initial report

- **1116** visitors, just under 60% were from Edinburgh, with significant interest received central belt, and rest of the UK.
- 84 completed feedback questionnaires with 89% describing themselves as living close to the site.
- More than half of the respondents (53%) had not attended any previous consultation events about Stead's Place, demonstrating the online engagement model has a wider reach than exclusively public-attending exhibitions.
- The majority of respondents (79%) thought the site should be developed, with 80% agreeing with proposals to retain the red sandstone buildings facing onto Leith Walk.
- Just under three quarters of respondents (73%) were in favour of redeveloping the industrial units behind Leith Walk for residential use.
- Only 24% of respondents were against the proposals, with 42% in favour and 33% not sure.
- Range of feedback and more information requested - comments will inform design development.

AOB



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