

Stead's Place

2nd Consultation Event

Welcome

Drum is delighted to welcome you to this second online exhibition which develops our proposals for a mixed-use development at Stead's Place, Edinburgh. Your feedback has informed our emerging proposals as we move towards submitting a planning application before the end of the year. It should be noted we remain focused on developing designs for the residential quarter to the rear of the site, to ensure all planning policy and guidance requirements are addressed where possible.

If you have any questions when viewing these proposals you can send questions to members of the design team between 12pm and 8pm on 5th November by email steadsplaceconsultation@iceniprojects.com

Location Plan



As a reprise from the first event, 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.

Consultation Feedback

We received positive and constructive feedback from the first consultation which has helped shape our emerging designs:

The majority of respondents (79%) thought the site should be developed.

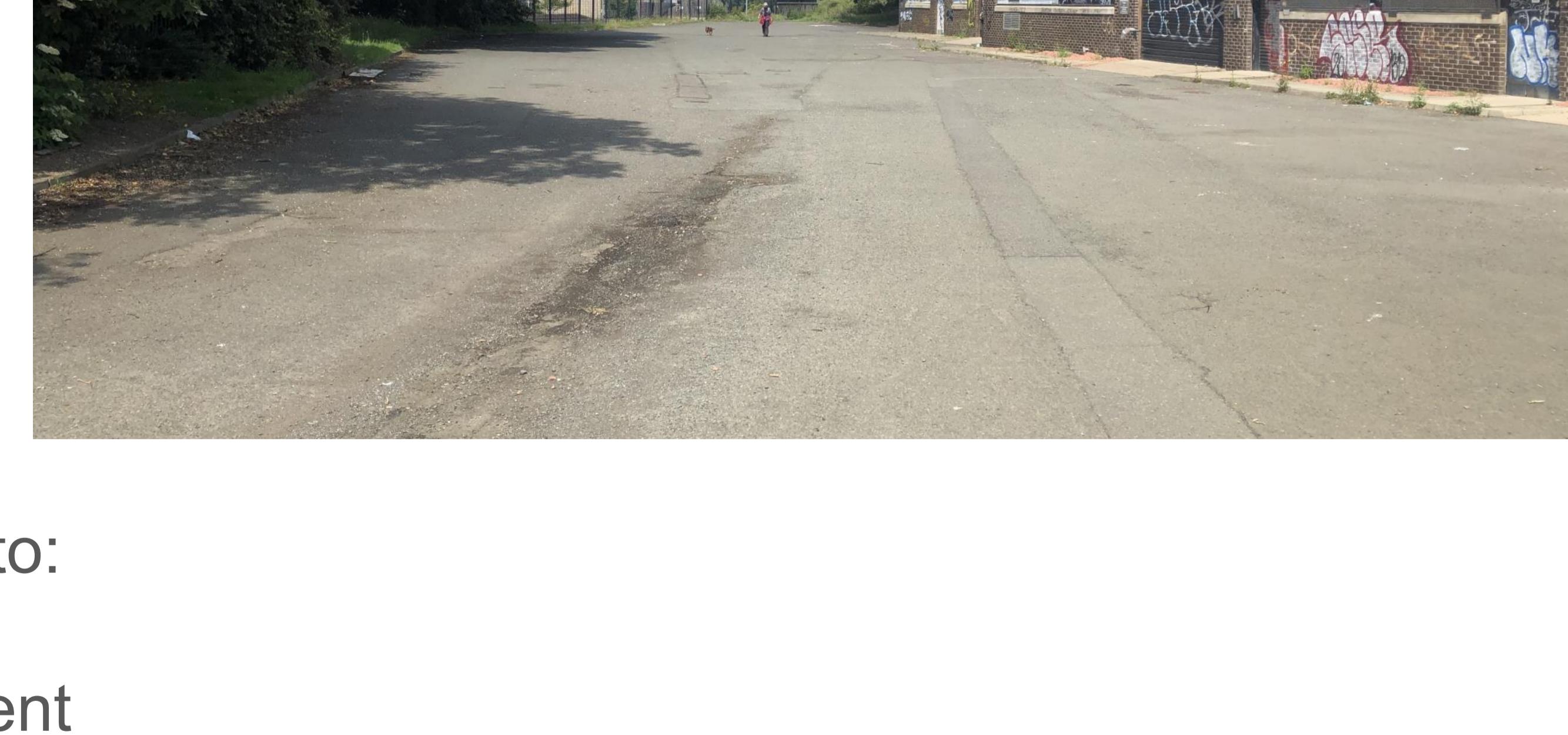
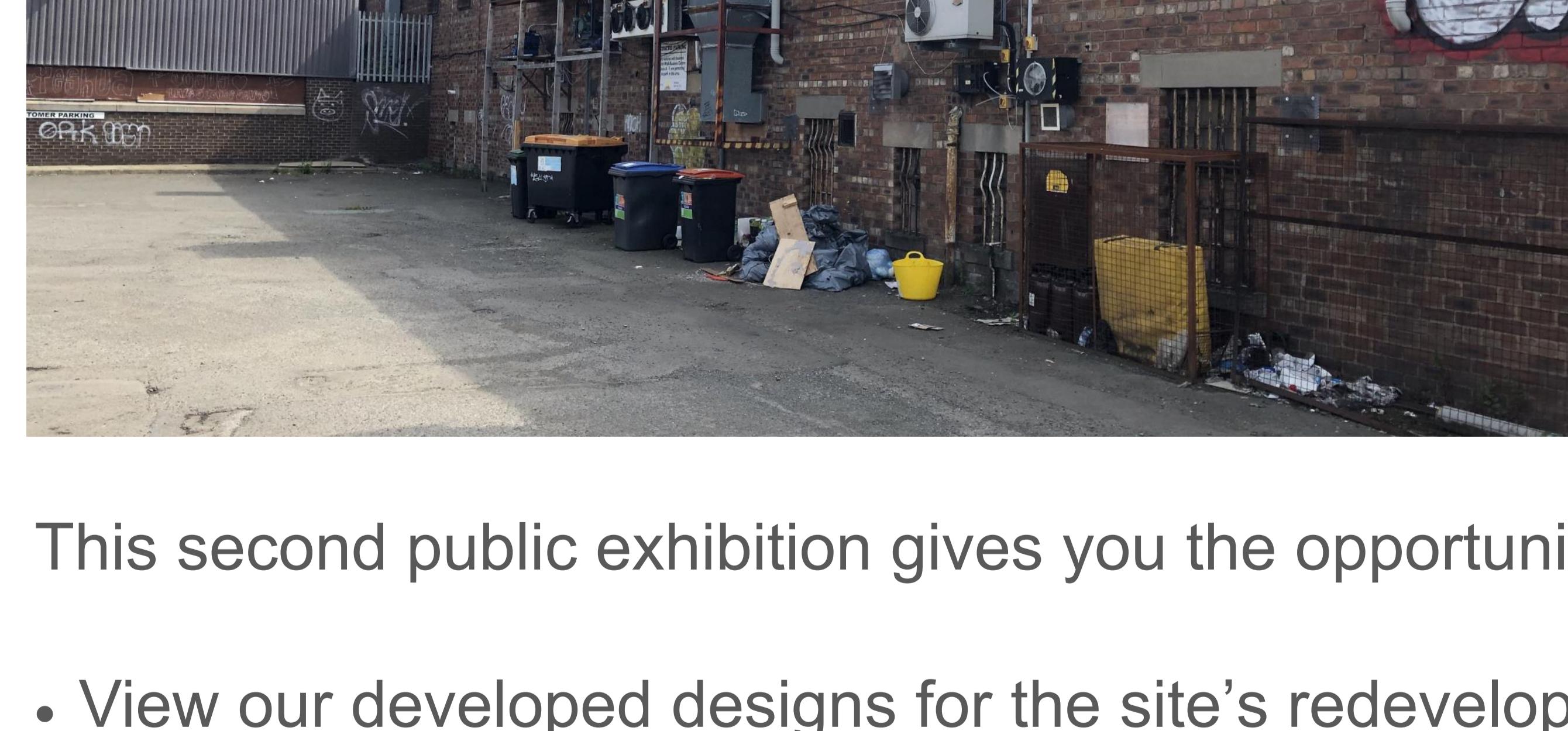
80% agreed with proposals to retain the red sandstone buildings facing onto Leith Walk.

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 until further information was made available.

We also had separate and productive consultation sessions with Leith Harbour & Newhaven Community Council, Leith Links Community Council and Leith Central Community Council.

Photographs showing the current site



This second public exhibition gives you the opportunity to:

- View our developed designs for the site's redevelopment
- Ask any questions of the design and developer team
- Share your views and complete a feedback form on any aspect of our proposals

Once you have viewed these proposals, please let us know your views by completing and returning the online feedback questionnaire on the website by November 19th.



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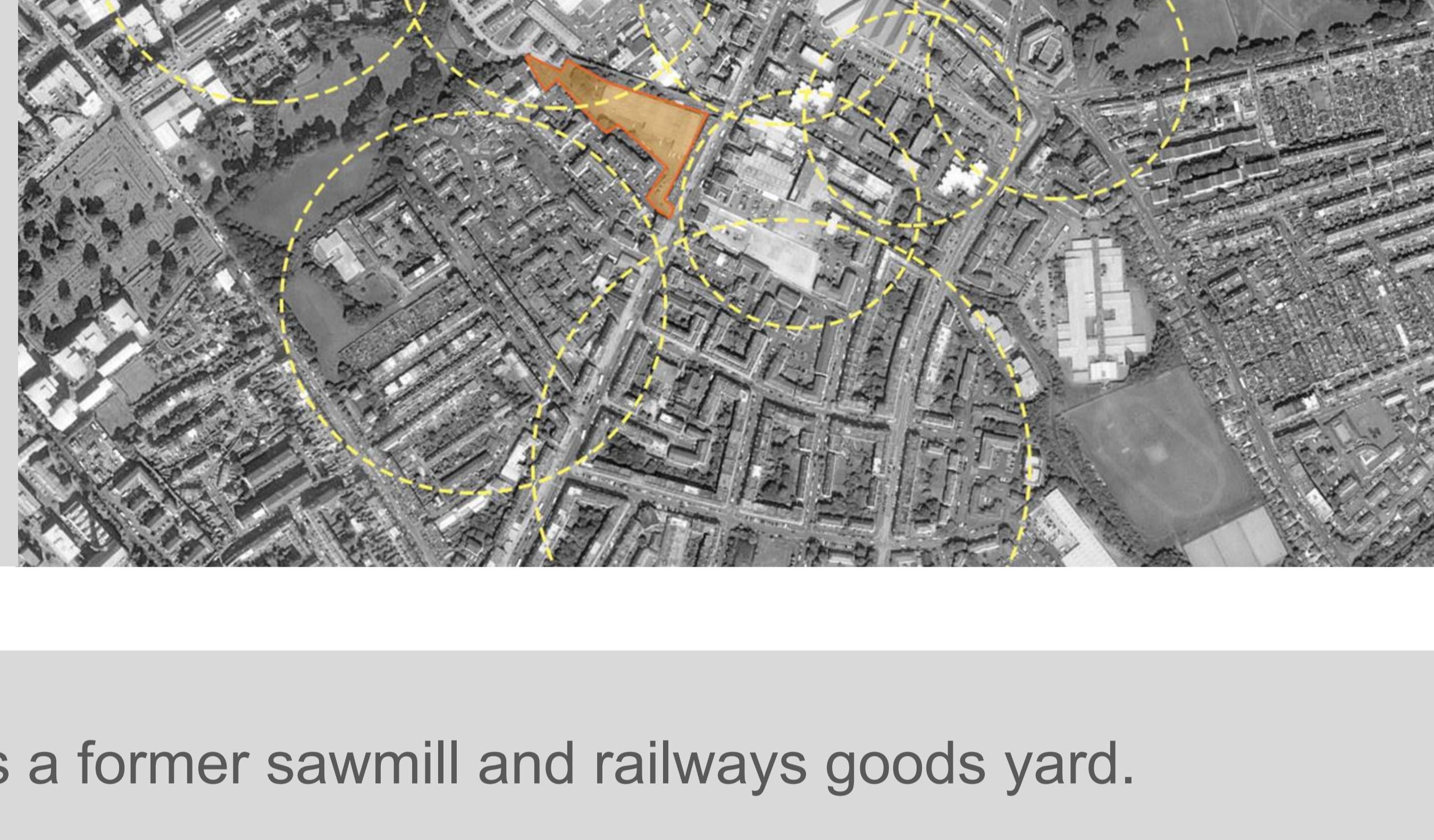
Context

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

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



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



3. Reflect and celebrate the site's industrial heritage as a former sawmill and railways goods yard.

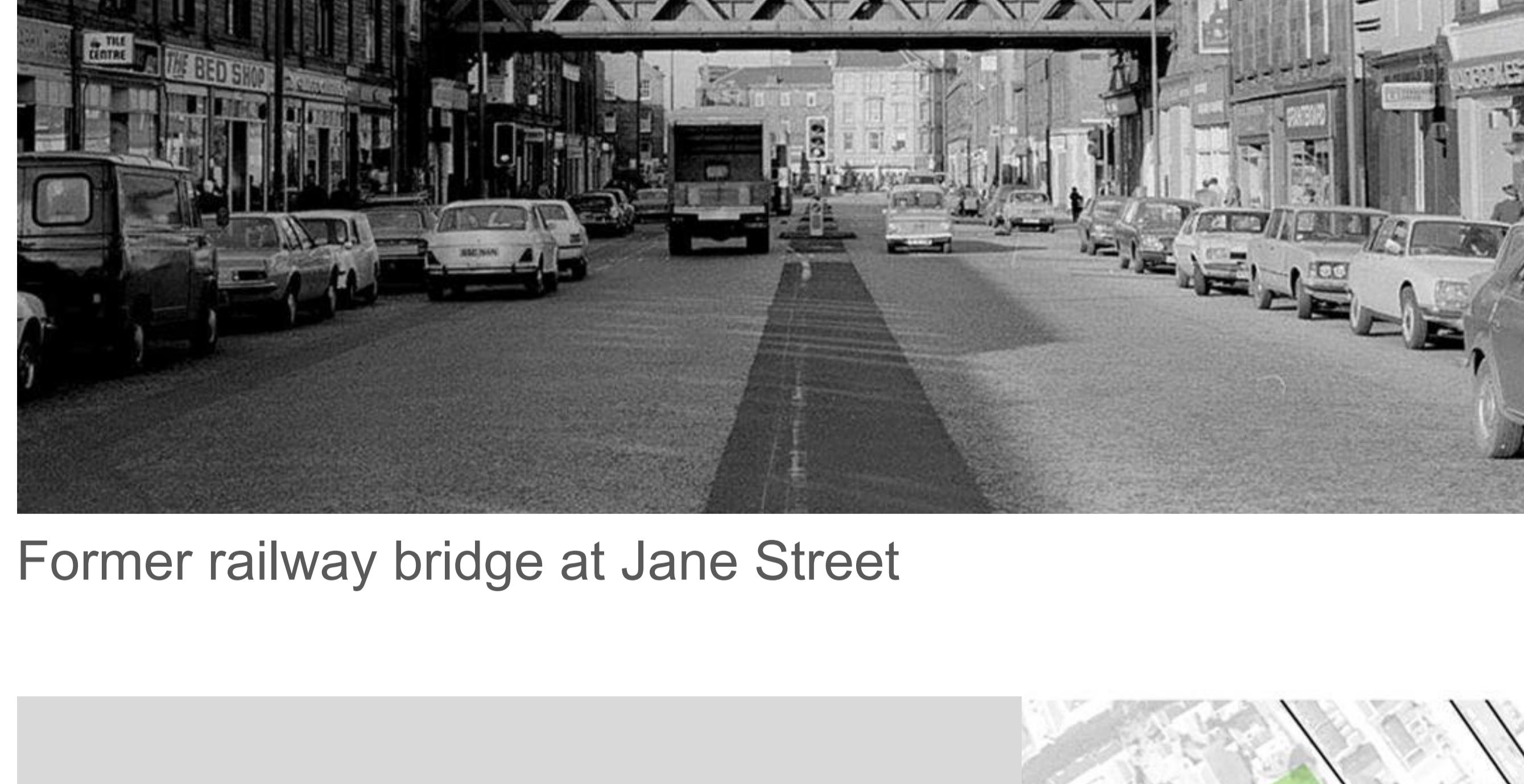


Site in 1876 as a sawmill

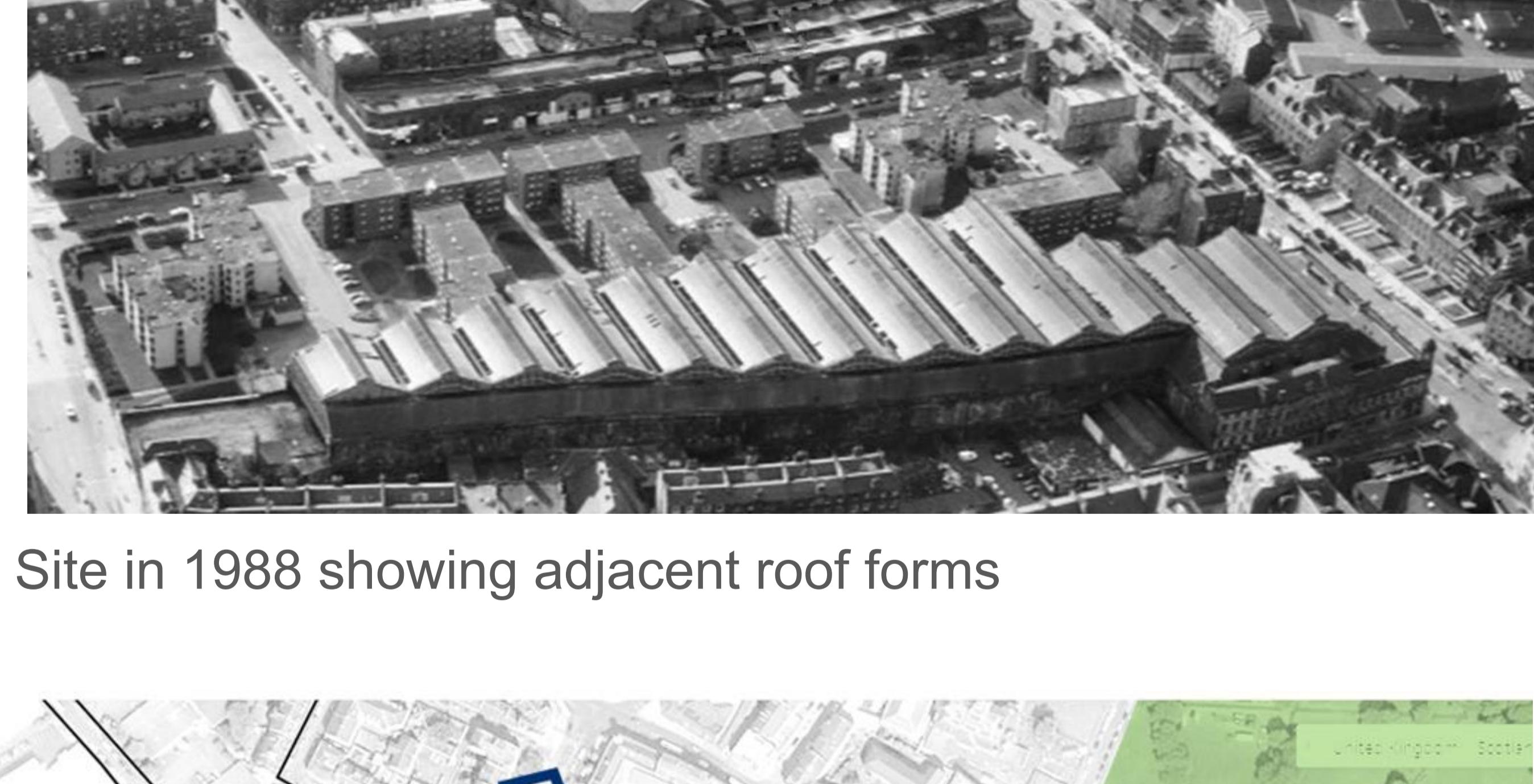


Site in 1944 as a railway goods yard

4. Take design cues from local historical references.



Former railway bridge at Jane Street



Site in 1988 showing adjacent roof forms

5. Enhance 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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Site & Layout

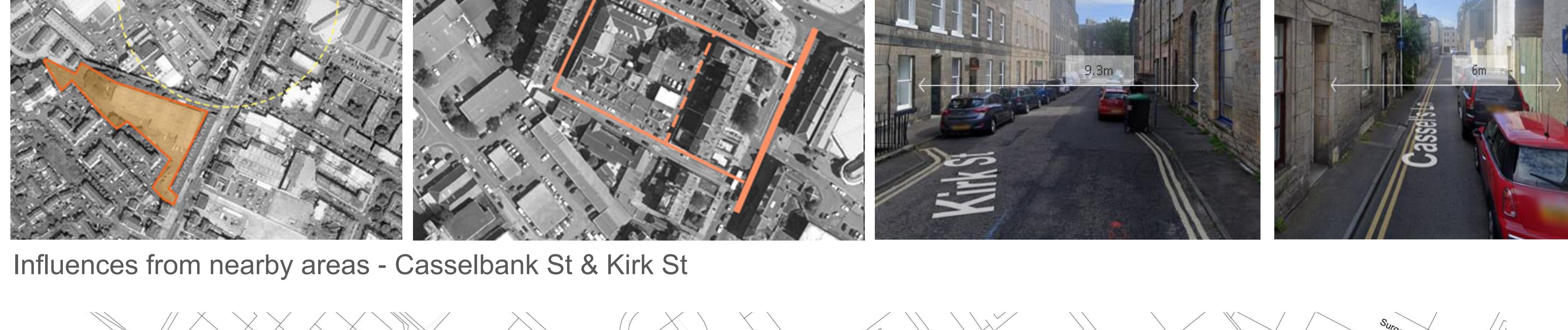
Our scheme has evolved in response to feedback from the public consultation as well as our discussions with the local authority.

The design has been amended to include:

- A better relationship to the red sandstone building, protecting its future use and allowing it to feel more integrated into the overall redevelopment of the site. Allowing space on the rear of the building for future uses to potentially spill out.
- Reduced overall building heights to 3,4 & 5 storeys, minimising impact on neighbouring development. Locating the highest parts of the new building furthest away from the Stead's Place flats.
- Creating an attractive route from Pilrig Park to Leith Walk which is safe, secure and attractive. A route which has a large degree of natural surveillance and overlooked on both sides by flats.
- A clear definition of public, private and semi-private space articulated by appropriate boundary treatments
- A layout which takes reference from the positive spatial character of the conservation area, including streets and squares and lanes.

Previous approach:
one sided layout.
Less sense of enclosure.

Revised approach:
• Defined street.
• Enclosure.
• Fitting with context.
• Improved relationship to sandstone building.



Influences from nearby areas - Casselbank St & Kirk St



Illustrative site layout plan showing arrangement of spaces and circulation. Photographs show examples of other schemes with similar landscaping. These photographs are for reference only.



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Massing and Heights

On review of the received feedback the heights of the proposed buildings have been reduced. This will make new spaces we have created more open and attractive as they will receive more natural light. This will ensure minimal visibility of the scheme from the surrounding area.

The smaller of the buildings is 3 and 4 storeys. These heights tie in with the existing flats on Stead's Place. The larger of the buildings is 4 and 5 storey. The 5 storey section has been contained in the middle of the site so to ensure minimal visibility from Leith Walk and the surrounding area.

The buildings are set further back into the site to create space to the rear of the existing sandstone building which could potentially be utilised by future uses and access. This also increases the distance from Leith walk and further reduces the visibility of the proposed development.

An interesting and varied roofscape is being proposed to allow the proposal to sit comfortably within the Leith Conservation area.



View from Leith Walk looking south



View from Leith Walk looking north



View from Jane Street looking west



View from Stead's Place looking north



Aerial perspective

Accommodation Schedule

We are continuing to develop the detail of our plans and as we do the final numbers of our scheme are likely to change. Therefore numbers below are indicative at this stage.

Build to Rent Apartments

1 Bed: 35

2 Bed: 50

3 Bed: 24

Total: 110

Affordable Apartments to Rent

1 Bed: 15

2 Bed: 14

3 Bed: 7

Total: 36

Total no. of apartments : 146

Thank you for visiting the exhibition we would be grateful if you would take the time to fill in the feedback form.



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Thank You