



DRUM | DEVELOPMENT
& INVESTMENT

- News Release -

Drum Submits New Planning Application for Leith Walk Site

Plans for 146 High-Quality Apartments Submitted Following ‘Well-Received and Positive’ Local Consultation Campaign

Drum Property Group has submitted a new planning application to the City of Edinburgh Council for the redevelopment of the 2.9-acre Stead’s Place site, near the foot of Leith Walk, Edinburgh.

The site has been earmarked for development by the Council since 2008 and consists largely of an aged industrial estate and office space, together with a two-storey sandstone building facing directly on to Leith Walk.

Drum’s revised proposals will replace the existing industrial units with 146 high-quality apartments as part of an attractive landscaped residential scheme linking to Pilrig Park and beyond. The sandstone building on Leith Walk will be retained and refurbished and made available for commercial occupation.

The new proposal follows a successful six-month consultation programme for the revised plans, including two major online events as well as direct feedback sessions with local groups and residents. Almost three-quarters of those consulted either supported or were neutral about Drum’s revised plans, with more than 80% saying that the site should now be developed.

Welcoming the new planning application, Graeme Bone, Group Managing Director of Drum, said: “This new planning application represents a culmination of more than three-and-a-half years of intense planning, consultation and hard work since Drum first purchased the site in 2017.

“Our proposals will now bring an added dimension to Leith Walk and the wider area, transforming what is currently an inhospitable industrial site by creating an attractive, open and accessible homes-led community for residents and visitors alike. This provides a comfortable living environment, away from the busy Leith Walk and linked through accessible and landscaped walkways and cycle routes to Pilrig Park and the rest of the city.

“By retaining and refurbishing the red sandstone buildings facing on to Leith Walk, we are also contributing to the wider regeneration of the local area, providing investment to create an attractive and distinctive destination and focal point which is needed now, more than ever.

“We are pleased that our designs have been well-received by the local community throughout an extensive and positive consultation programme, and now look forward to progressing the application with the City of Edinburgh Council.”

Drum’s planning application is for 146 high-quality apartments with the majority being build-for-rent and 36 being earmarked for affordable housing in line with Council policy. Building heights have been reduced to four and five storeys following feedback from the consultation process.

Significant green space and access routes through the site open up a vibrant and attractive streetscape, linking the two residential buildings with the sandstone building overlooking Leith Walk. The red sandstone building will be refurbished and the individual commercial units and offices will reflect the distinctive and independent feel of the local area.

Mr Bone added: “Our revised proposals - maintaining the red sandstone building, incorporating sympathetic design for the residential quarter to the rear of the site, and creating a much-improved access linking Leith Walk with Pilrig Park - will continue the traditions of vibrancy and independence which makes Leith Walk such an exciting destination in which to live, work and visit.”

The new planning submission follows a previous application submitted by Drum to the City of Edinburgh in 2018. For more information on the revised proposals, visit www.steads-place.com

Ends

XX December 2020

Issued on behalf of Drum Property Group by Richard Bright Associates Ltd. For more information, contact: Richard Bright on 07770 886914 or email richard@rbrightassociates.com

About Drum Property Group

Drum Property Group Ltd is a property development and investment business with a long track record of growth throughout the UK. www.drumpropertygroup.com

Note to Editors – Stead’s Place Development Timeline:

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| 2008 | The 2.9-acre Stead’s Place site is first earmarked for development by the City of Edinburgh Council and becomes one of the city’s most prominent gap sites. |
| Spring 2017 | Drum Property Group purchases the site. |
| Spring 2018 | Drum launches a comprehensive consultation programme - including five days of public exhibitions and setting up a community liaison group |
| August 2018 | Drum submits a planning application to the City of Edinburgh Council for a £50 million mixed-use development plan comprising homes, student accommodation and a hotel - plus a row of retail and restaurant/café outlets overlooking Leith Walk replacing the original sandstone building. |
| Nov 2018 | Revised proposals are submitted reducing the Leith Walk elevation by one storey to keep the building in line with surrounding tenements. The revised proposals, also include a more defined and distinct row for the sandstone retail units as well as increased provision for cyclists and pedestrians. The proposals receive more than 700 letters of public support. |
| Jan 23rd 2019 | The City of Edinburgh Council planning officers recommend approval for Drum’s revised planning application. |
| January 30th 2019 | Despite the council planning officers recommending approval, Drum’s planning application is refused by the City of Edinburgh Council’s planning committee. |
| May 2019 | Drum lodges an appeal with the Scottish Government challenging the council’s decision not to grant planning approval for the revised planning application. |
| Dec 2019 | The Scottish Government Reporter decides not to uphold Drum’s appeal challenging the City of Edinburgh Council’s decision to refuse planning approval for the Stead’s Place development. |
| April 2020 | Drum launches a Proposal of Application Notice (PAN) which retains the original sandstone building overlooking Leith Walk, which will be refurbished and made available for a range of commercial uses. The existing industrial units located behind Leith Walk are to be demolished and replaced with a new residential-led landscaped development linking to Pilrig Park and beyond. |
| July 2020 | Drum launches an online consultation programme in line with Scottish Government advice following the restrictions in public movement imposed by the coronavirus pandemic. |
| Nov 2020 | Following extensive feedback from the first online event, Drum launches a second online consultation event in advance of a planning application being submitted. |
| Dec 14th 2020 | Drum submits a revised planning application to the City of Edinburgh Council following consultation feedback showing more than 80% of consultees wanted to see the site developed |