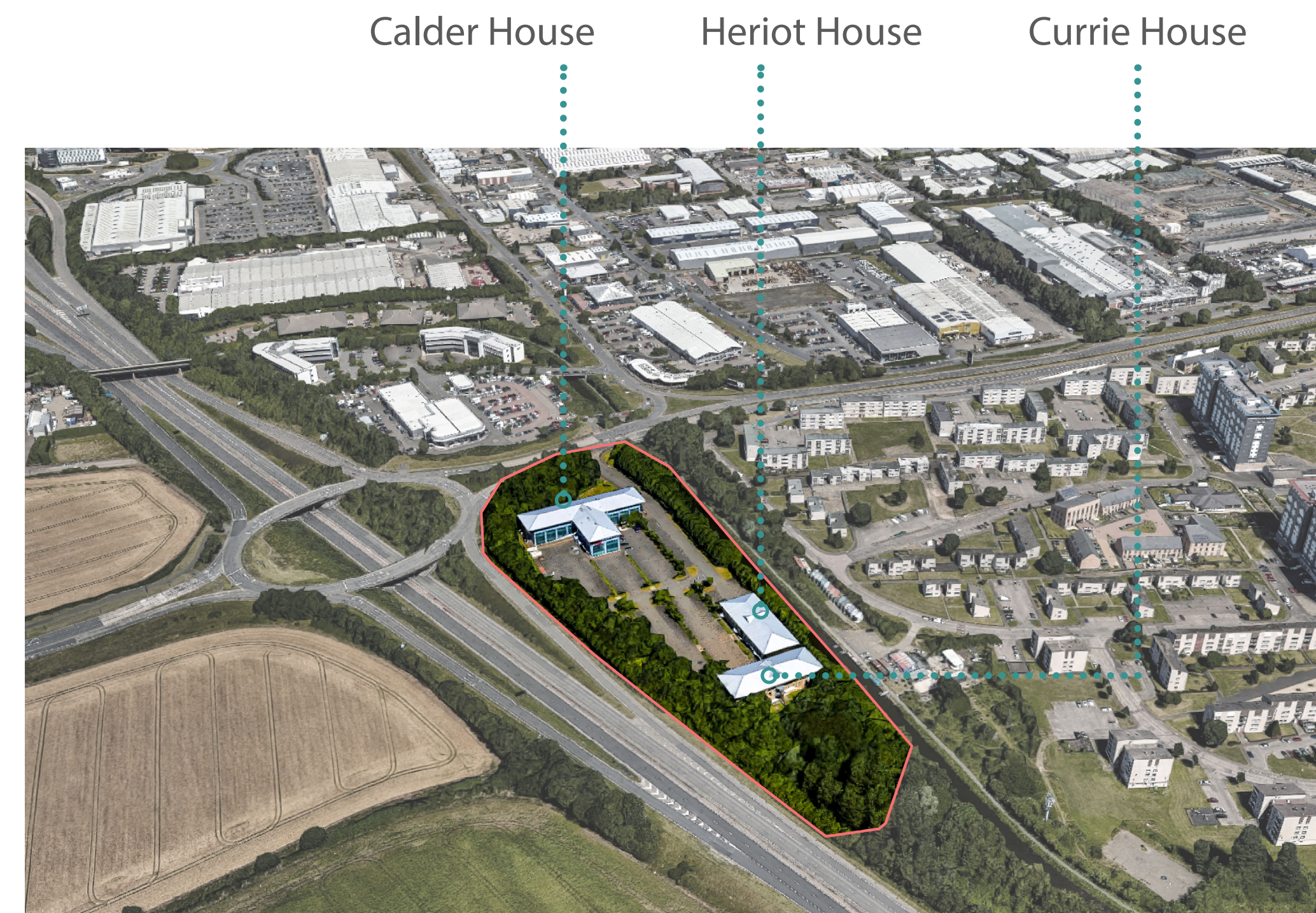


Public Consultation: Proposed partial demolition of the existing office pavilions and redevelopment of site as mixed-use development including purpose-built student accommodation (PBSA) and office floorspace (Class 4) at Pentland Gait, Edinburgh.

Introduction

Thank you for your interest in our first exhibition which relates to the proposed 'partial demolition of the existing office pavilions (Heriot House and Currie House) and redevelopment of site as mixed-use development including purpose-built student accommodation (PBSA) and office floorspace (Class 4)' at Pentland Gait, 595 & 597 Calder Road, Edinburgh.

The Proposed development has been brought forward on behalf of the site owners.



The Proposed Development

The proposed development seeks to strengthen the commercial site by introducing a mix of uses and flexible space. Whilst new PBSA development will be introduced to the site the redevelopment seeks to re-provide the majority of existing office space into the new proposals. New landscaping areas would be provided for new residents.



Greater Edinburgh Area



Western Edinburgh

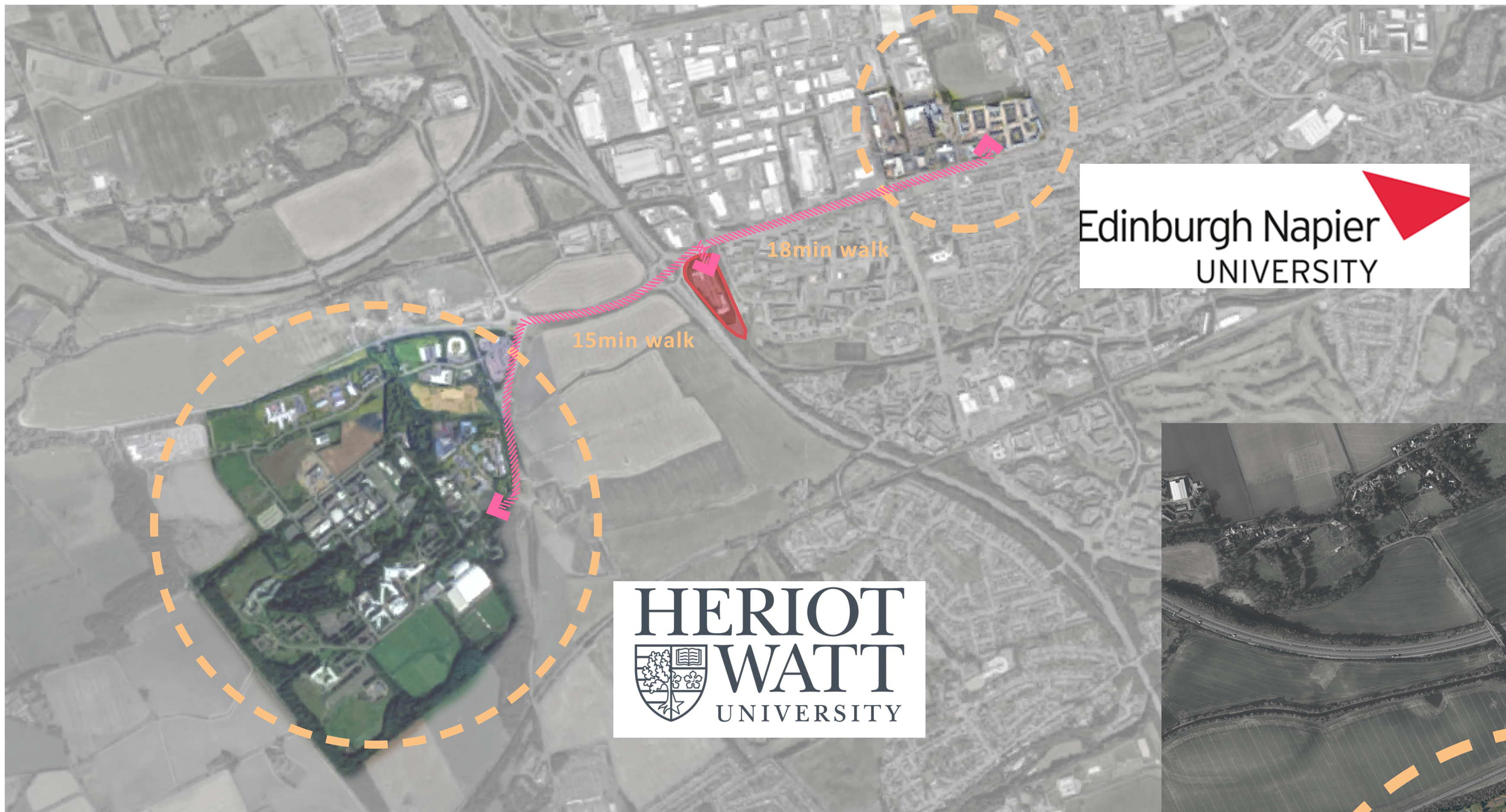


View of the southern two buildings from the north.



View from the south across the business park.

The Site

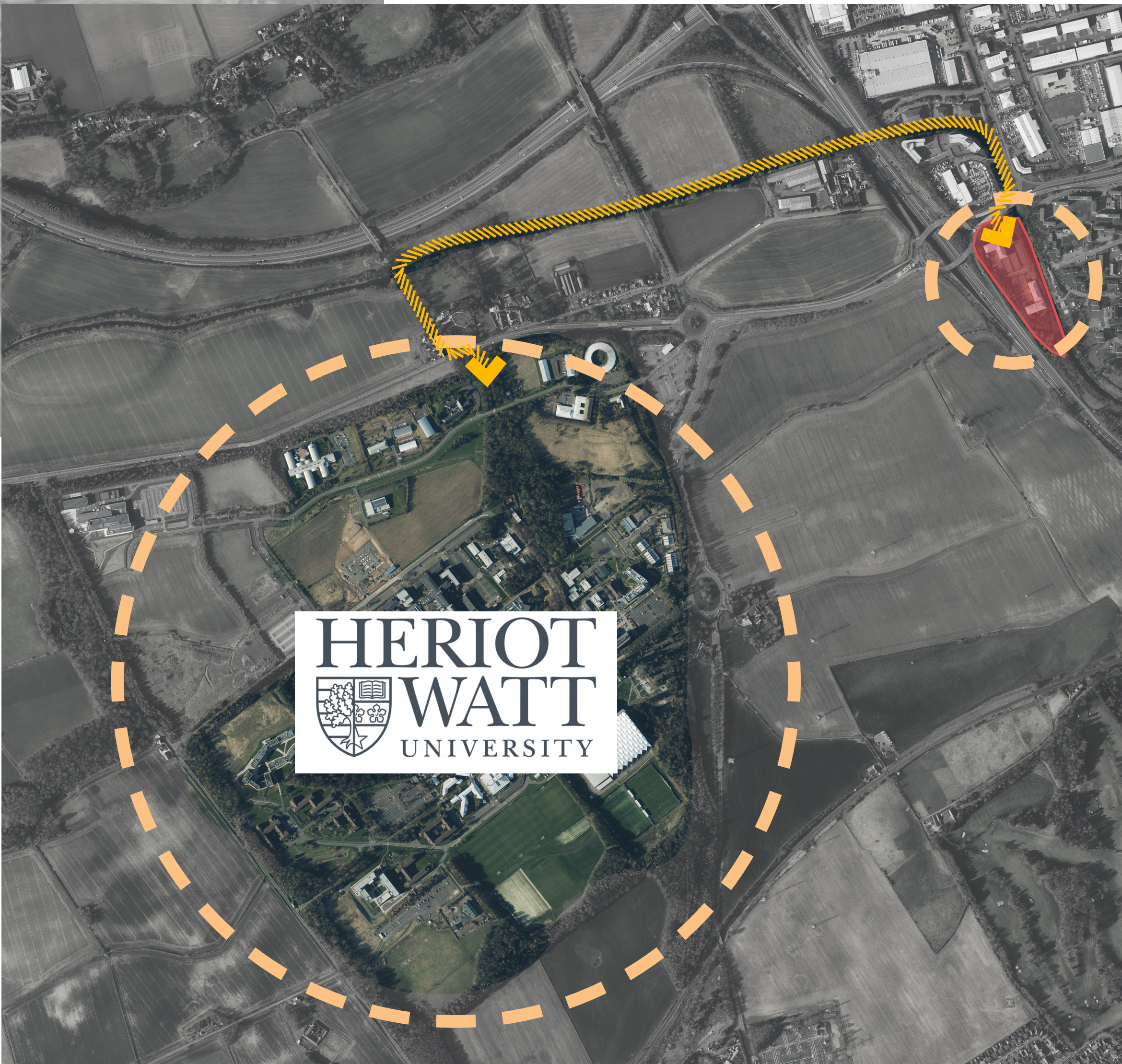


The Pentland Gait site extends to approximately 1.82 hectares and comprises three office buildings - Calder House, Heriot House, and Currie House. The proposal relates to Heriot House and Currie House which are located on the south side of the site orientated towards the eastern boundary and comprises 2,400 sqm of net floorspace in total. Heriot House and Currie House are arranged over two to three-storeys and currently comprises 2,200 sqm of vacant floor space.

The site is bounded on its east side by the Union Canal, with a towpath located on the east side of the canal, the nearest access point to which is located a 2-minute walk to the north site, off Cultins Road. The site is in a prime location for students. The site is an approximate 15-minute walk or an 8-minute cycle to Heriot- Watt University, further to this the site is an approximate 20-minute walk or 6-minute cycle to Edinburgh Napier University, Sighthill Campus.



View across the canal looking west.

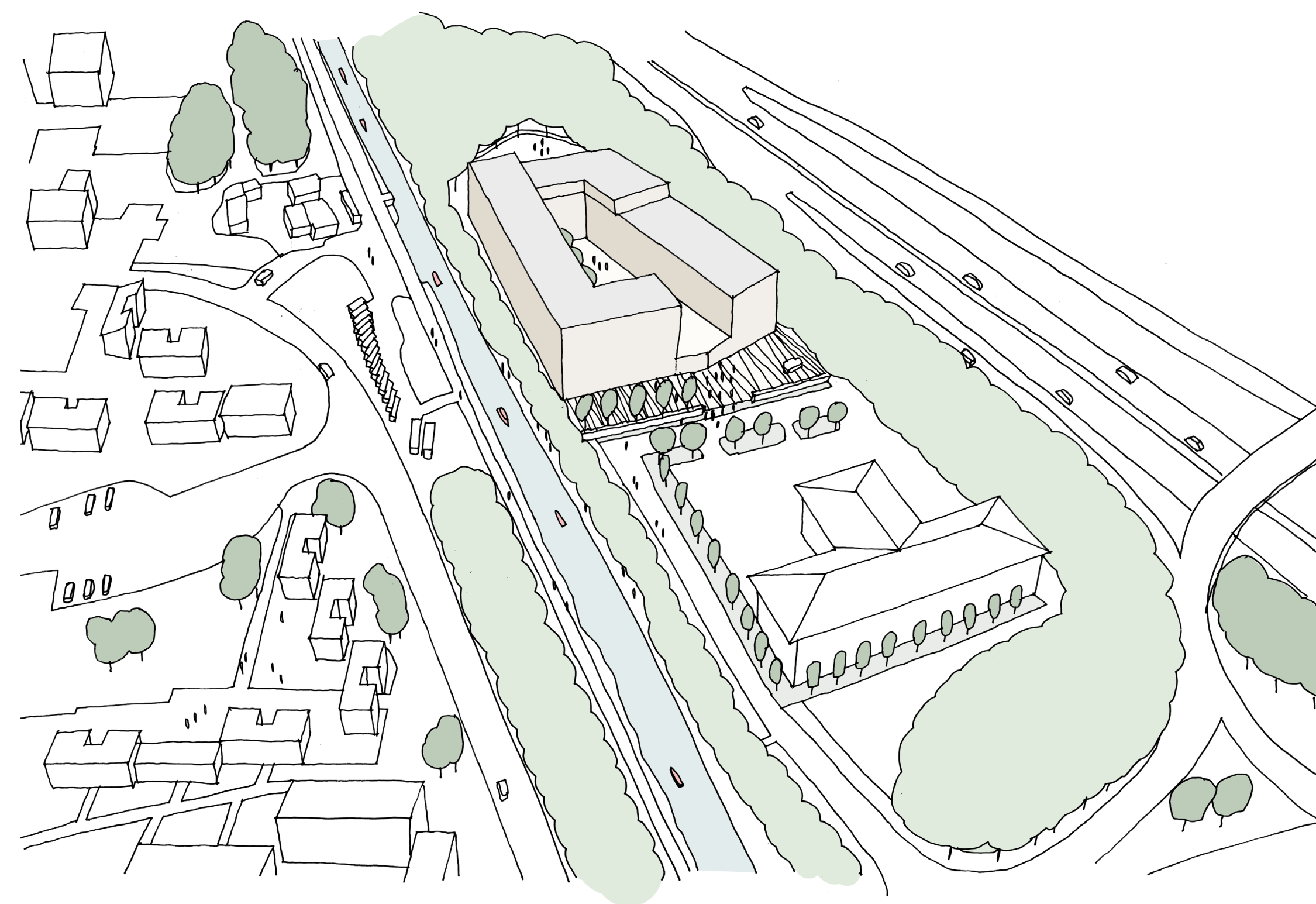


National Cycle Route NCR754 alongside Union Canal, (Roughly 10 mins).

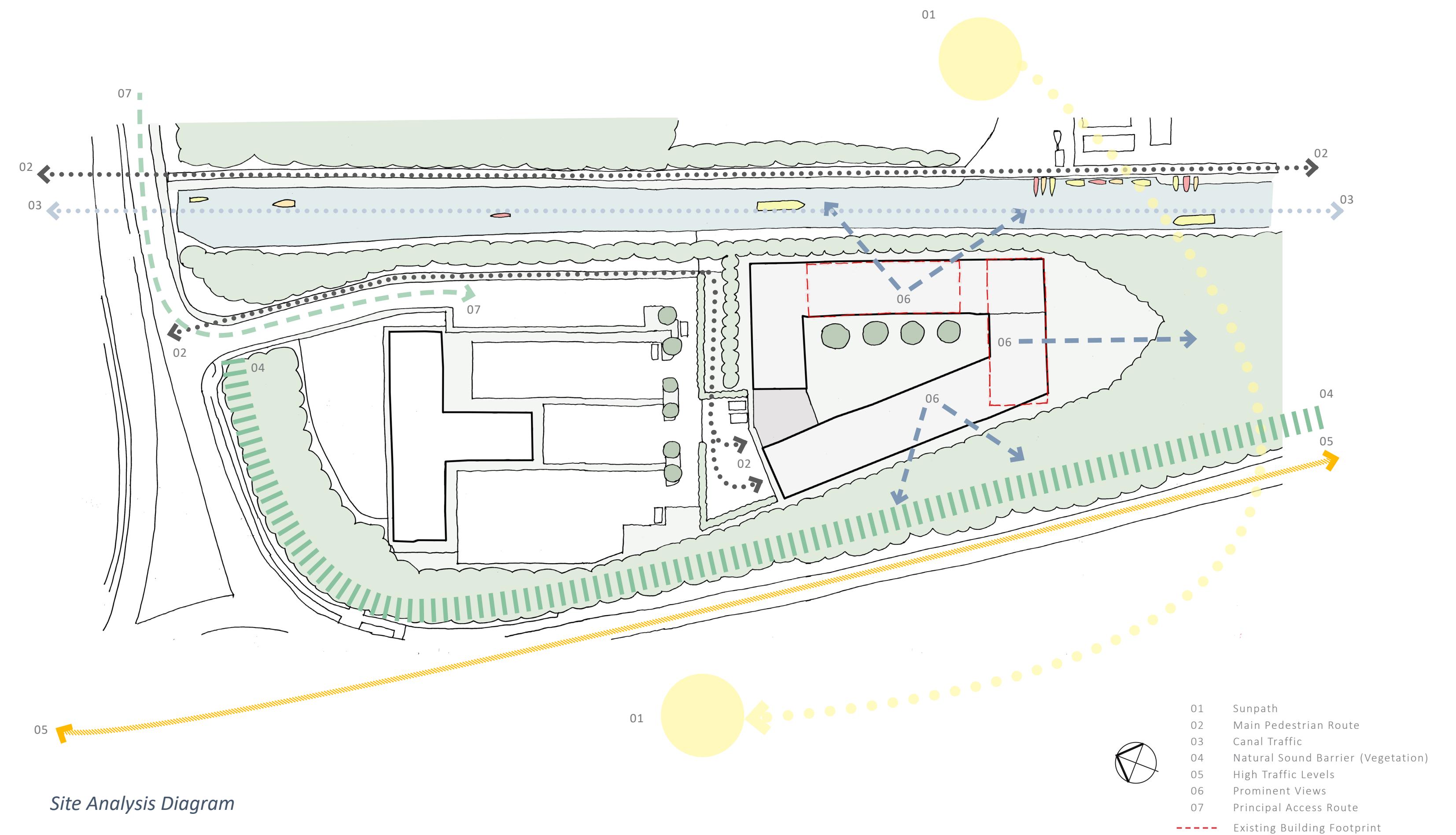
First Public Consultation Event

Two members of the local community attended the first consultation event, which took place on Monday 27th November between 3pm to 7pm. A total of one written comment was received via email regarding the proposed application. Other matters were raised verbally during the event to staff attending the event. Comments received from the initial consultation included:

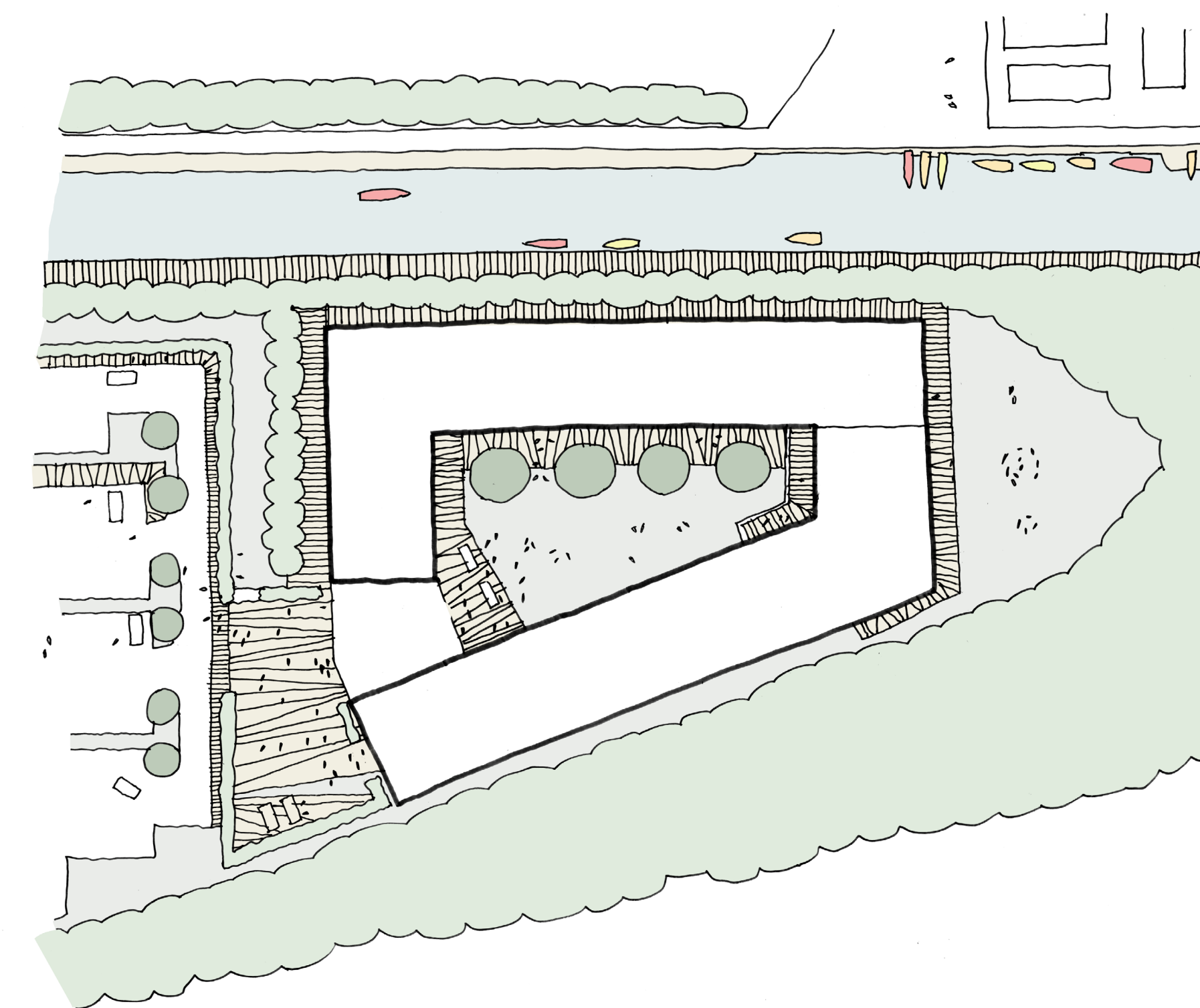
- Height of the accommodation block not in keeping with other buildings in this location.
- Relationship with the union canal
- The demand for student accommodation in the area.
- Query over whether the accommodation would be managed by universities?
- Potential for Noise Impact from the development during construction.



Conceptual Sketch Perspective



Site Analysis Diagram



Conceptual Site Plan

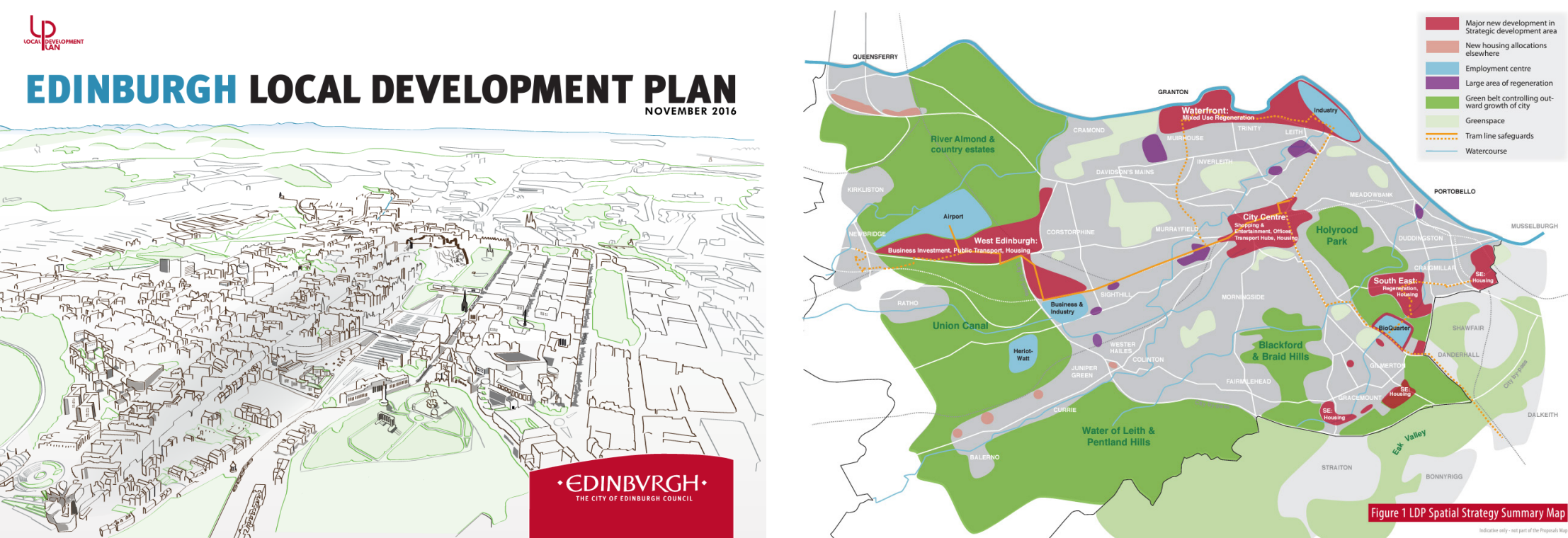
Planning Policy

Edinburgh Local Development Plan

Pentland Gait is identified in the Local Development Plan as being a Business and Industry Area. The site is in close proximity to the West Edinburgh Strategic Development Area.

The growth area is identified as providing multiple opportunities for housing creating a mixed community and enhancing transport links.

Policy Emp 8 (Business and Industry Areas) aims to protect sites against the loss of business, industrial or storage sites and floorspace. The proposed development looks to re-provide 82% of the existing employment floorspace. The new floorspace will be flexible and will cater for the needs of the modern occupier, with a more efficient use of the available space. As a result, the modest quantitative reduction is more than compensated for by the qualitative improvements in the space itself and the wider place being created by the redevelopment of the proposed.



Policy Hou 8 (Student Accommodation) relates to the development of student accommodation and requires it to be located close to good public transport walking/cycling connections to universities, and not lead to an excessive concentration of students in an area. The site is within walking and cycling distances from two universities, Heriot Watt University and Edinburgh Napier University. The National Cycle Route NCR754 runs alongside the Union Canal, which offers safe cycling route for the future occupiers attending Heriot Watt University.

City of Edinburgh Council City Plan 2030

Although the City of Edinburgh Council City Plan 2030 has not been adopted yet, the emerging site allocations do not change and remain identified for employment use. The proposed development would therefore continue to seek to deliver the proposed flexible employment space proposed within the first consultation event and in line with pre-application discussions with the Council.

Site Assessment Progress

Following the first consultation event in November 2023, the project team has instructed a number of technical consultees to assess the impact of the proposed development, including addressing matters raised during the initial consultation. The assessments will propose mitigation of impacts, as appropriate.

Flood Risk Assessment

A full assessment of the risk of flooding will be undertaken and will include; site visit, assessment of historical flood data, analysis of Union Canal (inc. offtake) and Murray Burn, engagement with Scottish Canals, assessment of surface water flooding potential and other sources. The site access will further be considered as part of this assessment. The findings will influence the design of the site and floor levels of the proposed development.

Energy and Sustainability Report

This summarises how the development adheres to NPF4 sustainability policies as well as CEC policies. It will describe the holistic sustainability measures incorporated into the development. An energy strategy statement summarising LZCTs and most appropriate technologies for the site will be provided.

Noise Impact Assessment

To date ITPenergised has undertaken consultation with City of Edinburgh Council Environmental Health to agree the scope and methodology of the noise assessment for the proposed development and undertaken the baseline noise survey. Baseline noise surveys have been undertaken and identified the dominant noise source was road traffic noise from the bypass. Assessment of the existing buildings has identified that fenestration features can preclude any detrimental harm from this noise source. Further assessments will be displayed in the supporting documents submitted with the planning application.

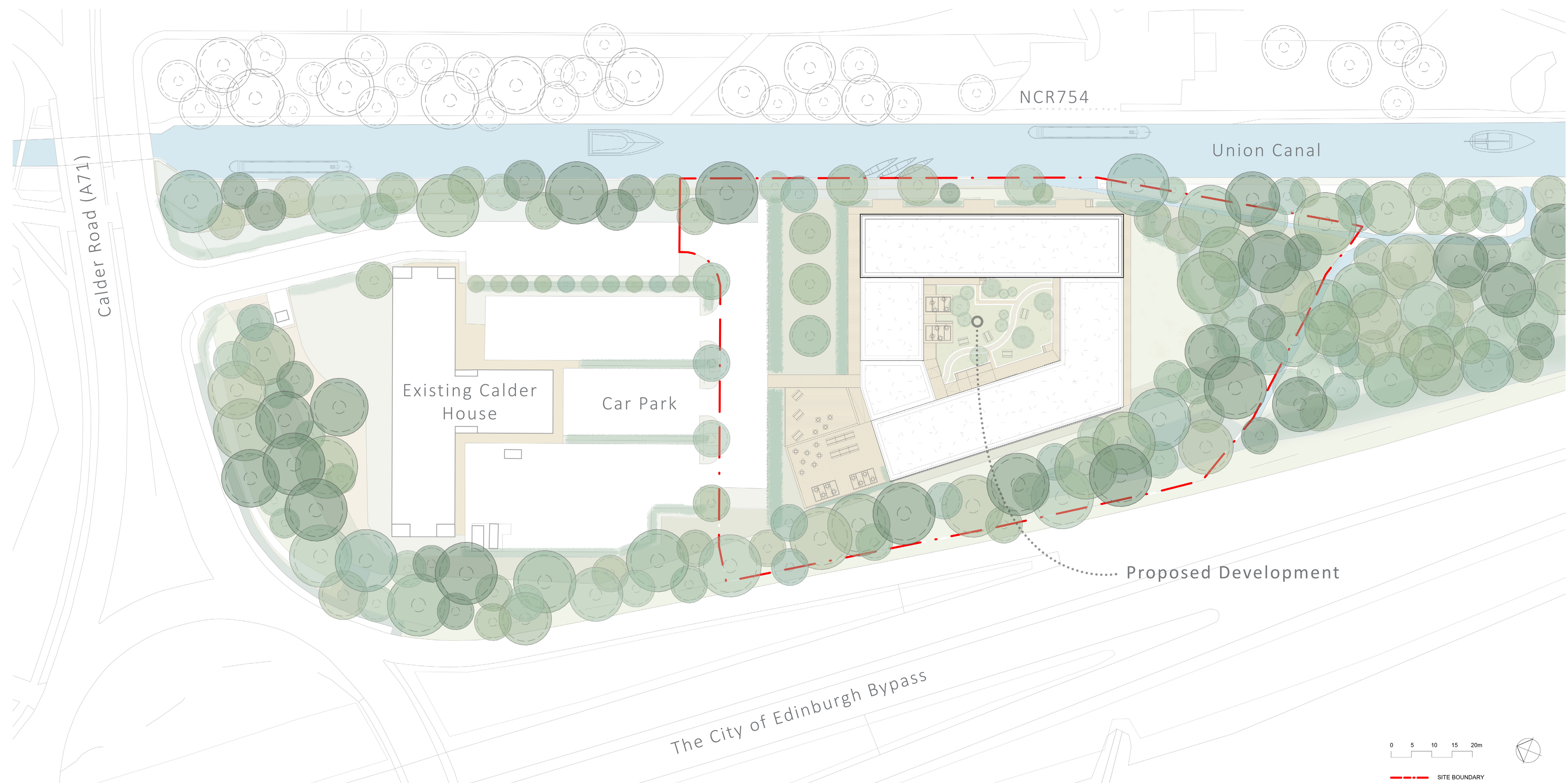
Whilst the above are progressing the following assessments will also be prepared Transport Statement, Biodiversity Statement, Air Quality Assessment, Tree Survey, Geo- Environmental Report and Need and Demand Study/ Market Study.

Design Development

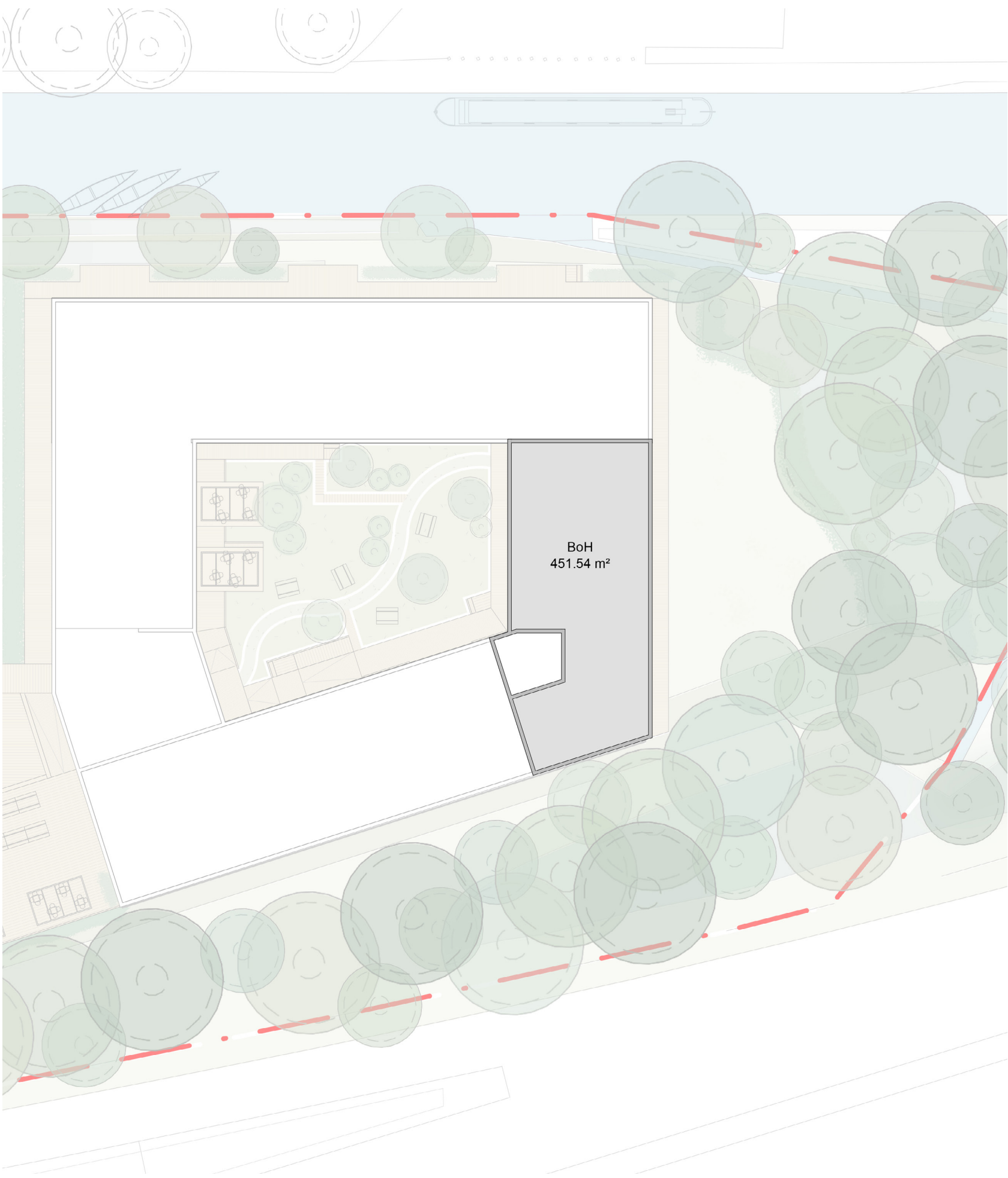
The proposal aims to maximise the potential of the site. The development will consist of flexible employment space, student accommodation, courtyard and amenity space.

The creation of a courtyard form will enable a central landscaped common amenity garden for the residents to utilise.

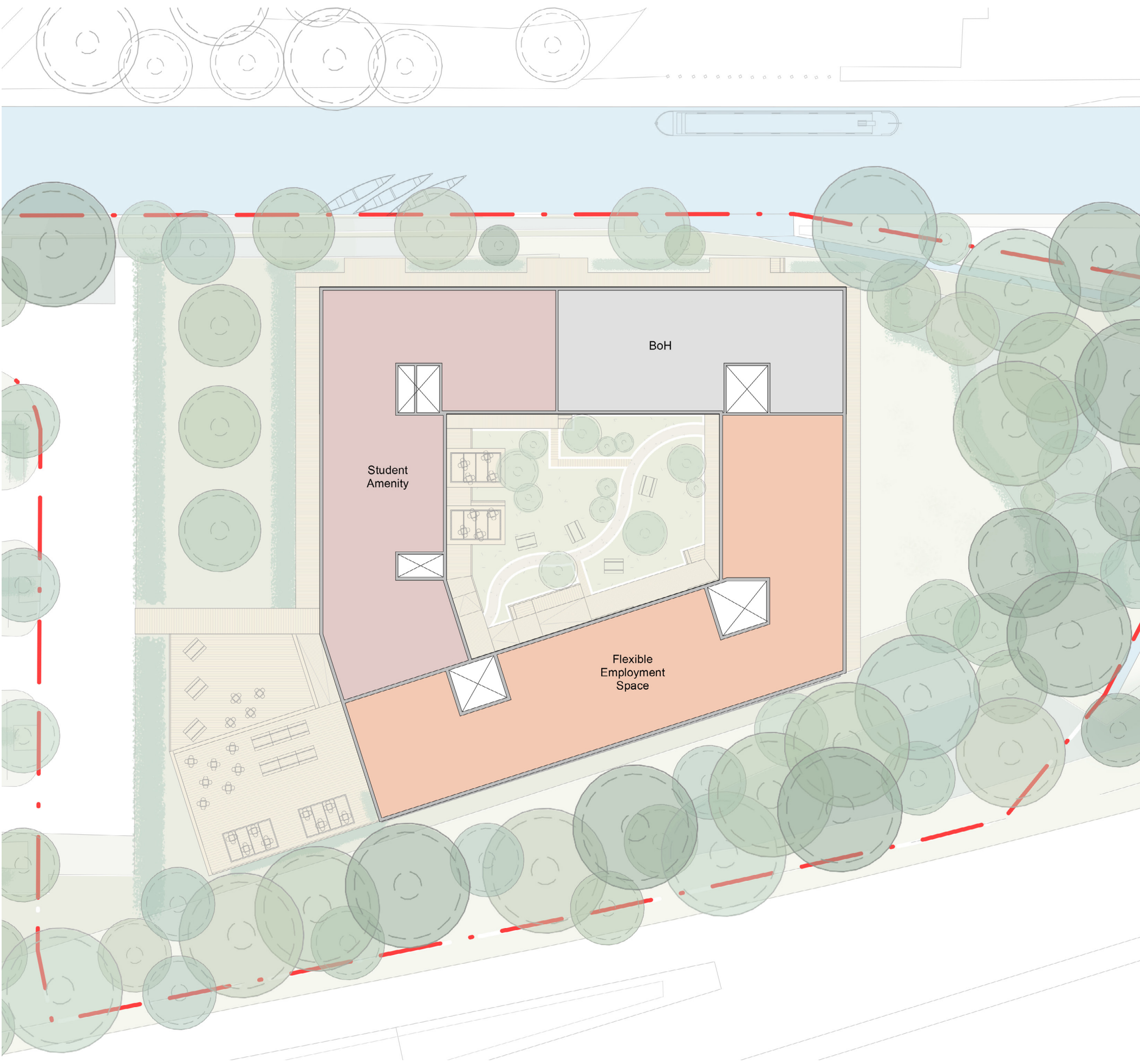
A stepped form of development allows the building to respond to the canal on the east and the City Bypass on the west. A taller element along the canal edge maximises the views and amenity the canal offers whilst a lower western wing encloses the courtyard and allows good sunlight penetration to the central courtyard.



Proposed Plan Development



Lower Ground Floor Plan

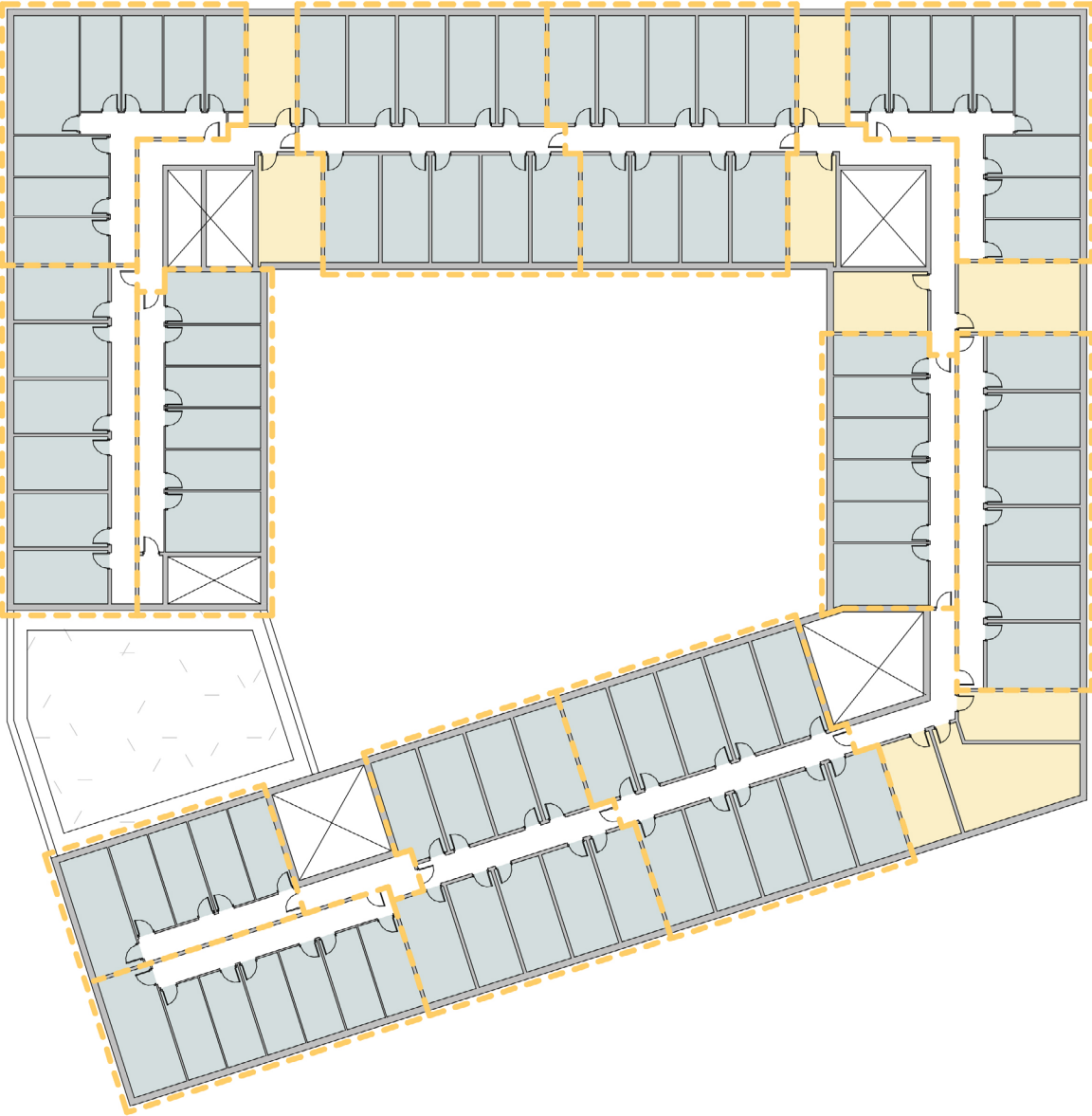


Ground Floor Plan

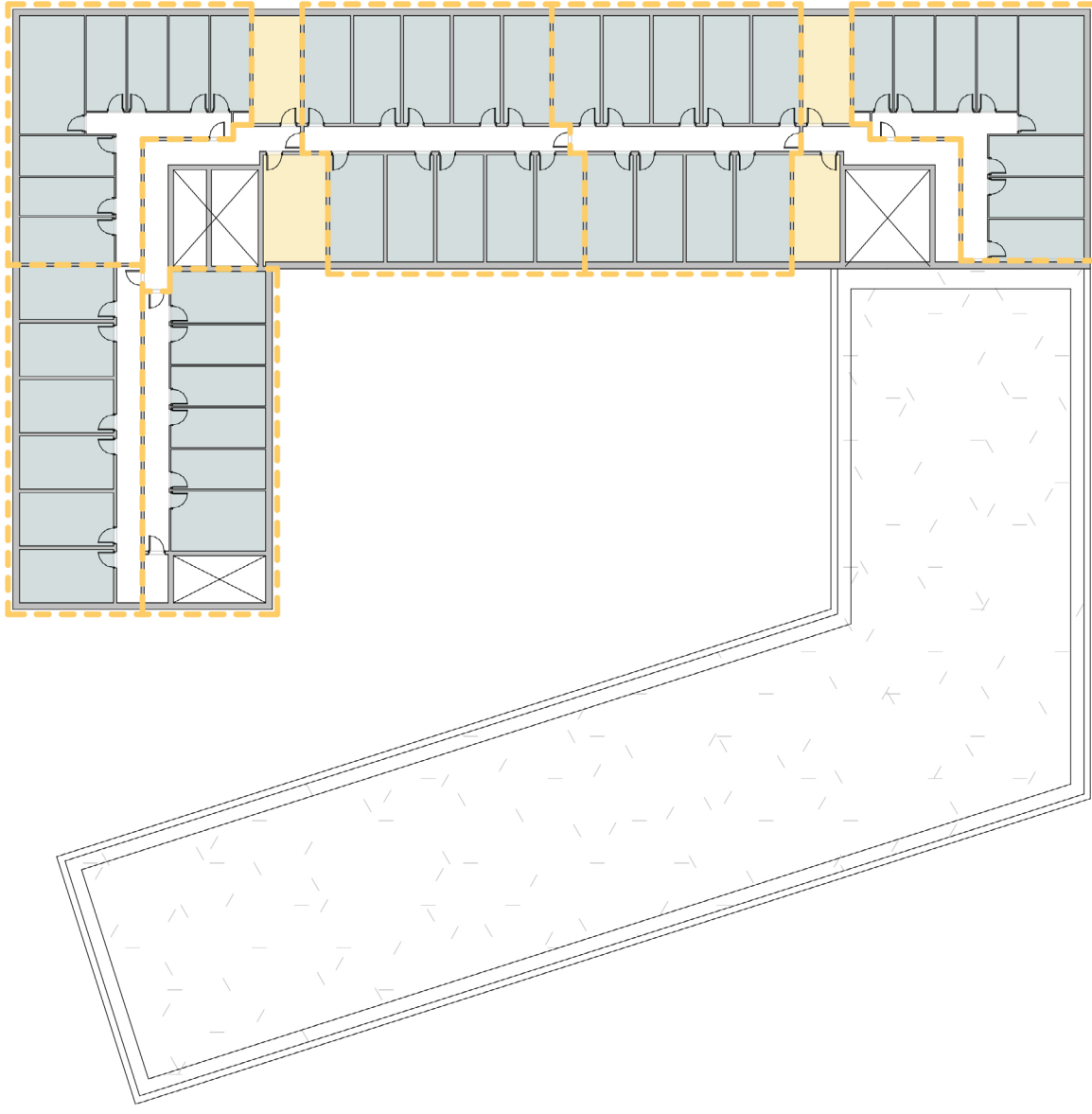
- KEY
- STUDENT AMENITY
 - FLEXIBLE EMPLOYMENT SPACE (15,000 sq ft)
 - STUDENT BOH
 - STUDIOS
 - CLUSTER FLATS

ACCOMMODATION SCHEDULE

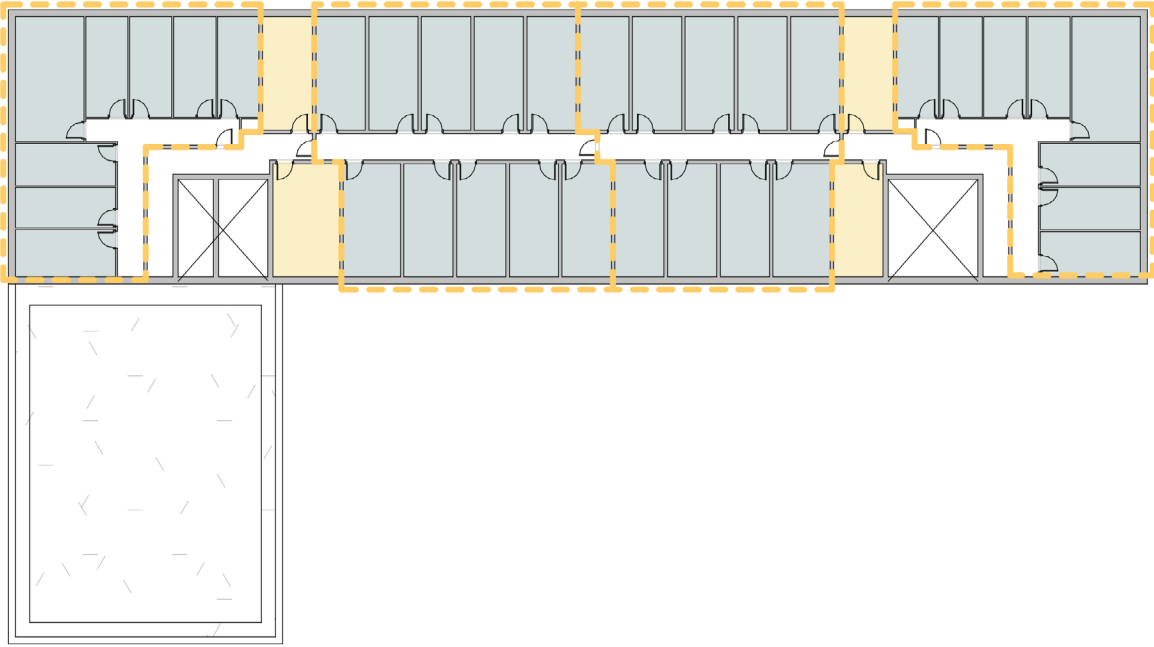
STUDIOS	x44 (10%)
CLUSTER BEDROOMS	x384 (90%)
TOTAL NO. BEDS	x428
(APPROX 5% ACCESSIBLE)	



Levels 01-04 Floor Plan



Level 05 Floor Plan



Level 06 Floor Plan

Proposed Site Sections



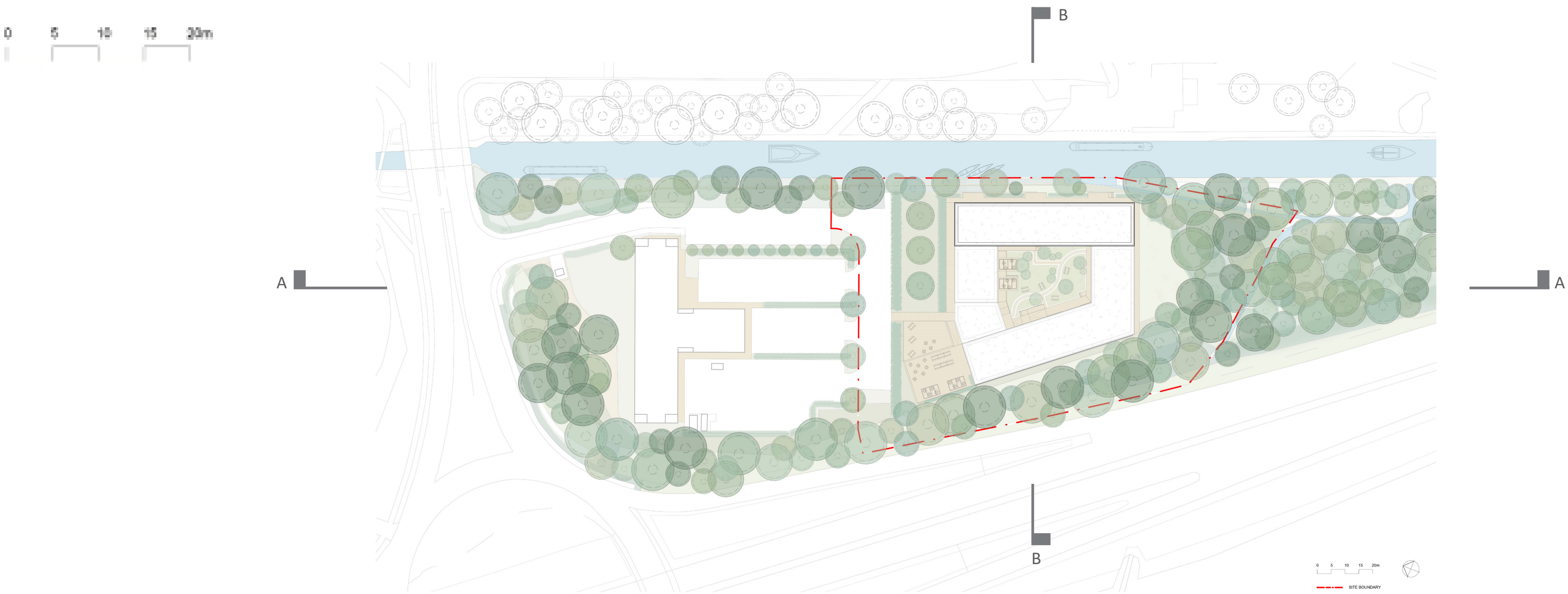
Site Section A-A

The north-south section shows the building stepping with the site topography.



Site Section B-B

The east-west section highlights the proximity of the canal and the stepping building form.



Materiality & Massing

Precedents displayed highlight proposals of various scales and massing. A palette of buff brick and muted tones with metal framed windows / julliet balconies will help the building sit within its woodland, canalside context.



Horne Terrace, Fountainbridge, Edinburgh - CDA



Horne Terrace, Fountainbridge, Edinburgh - CDA

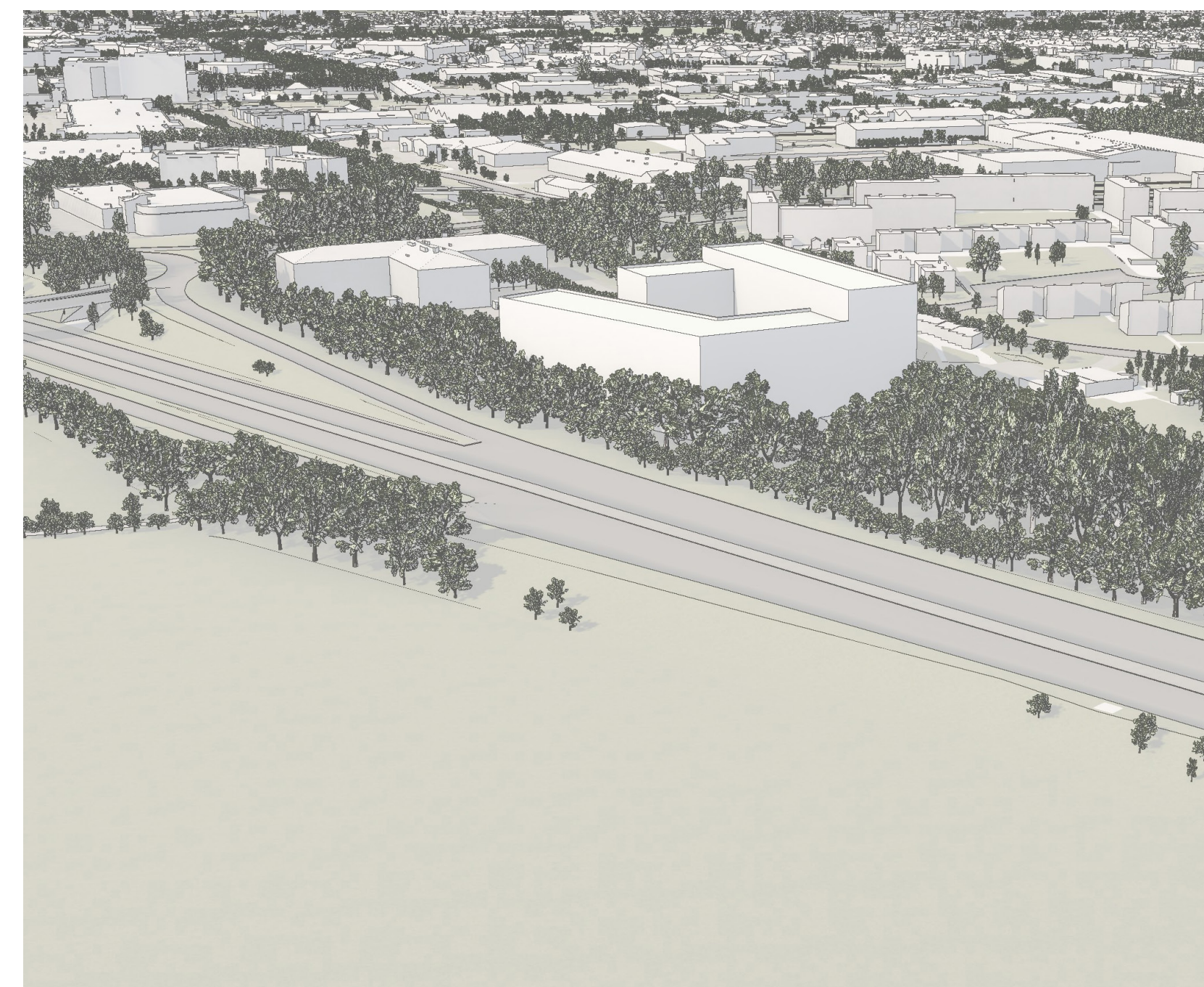


The McEwan, Fountainbridge, Edinburgh - CDA

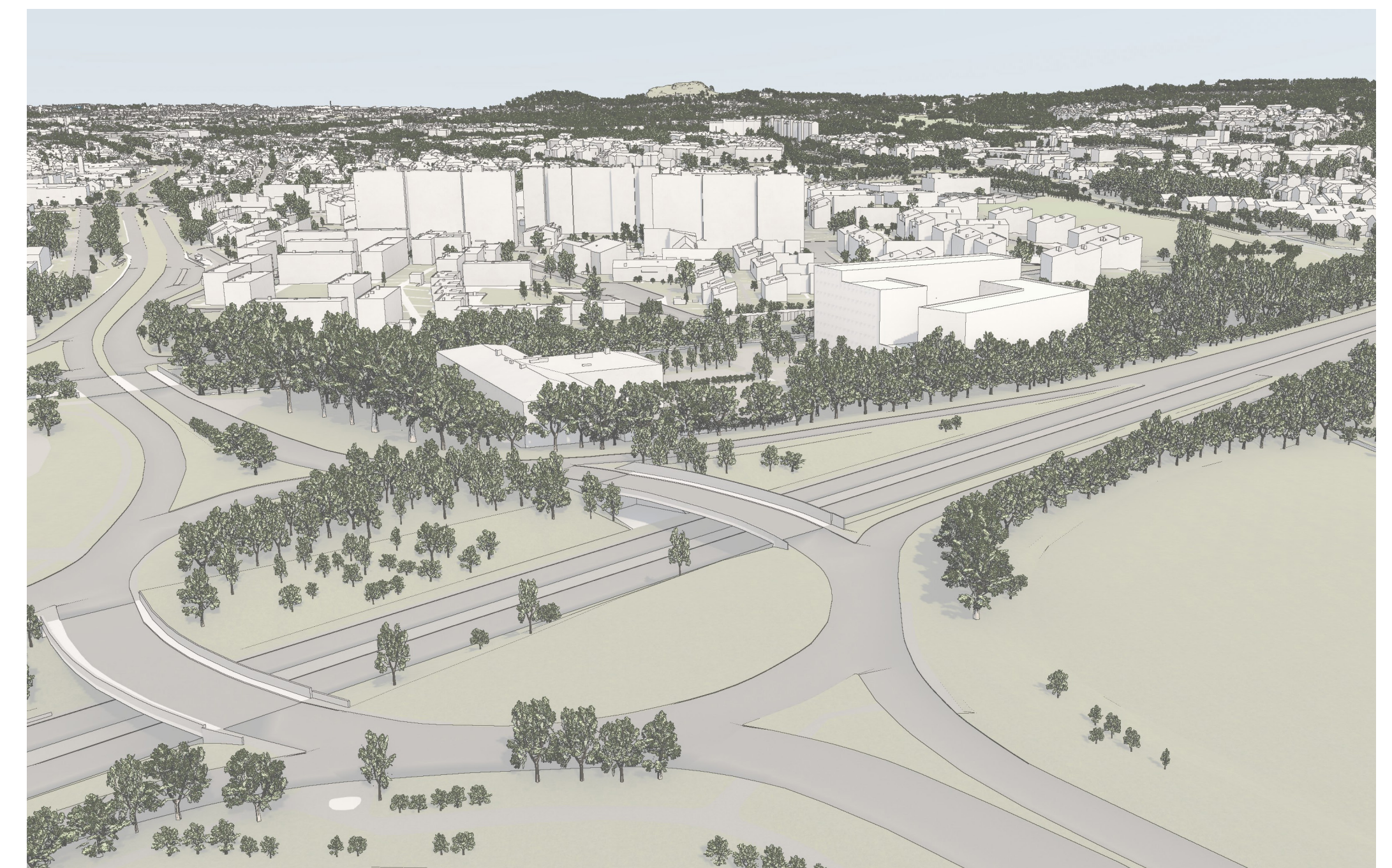
Massing studies demonstrated the scale of the proposed development in context.



View from site entrance through existing car park



Aerial perspective facing North East across City of Edinburgh Bypass, showing proposed massing.

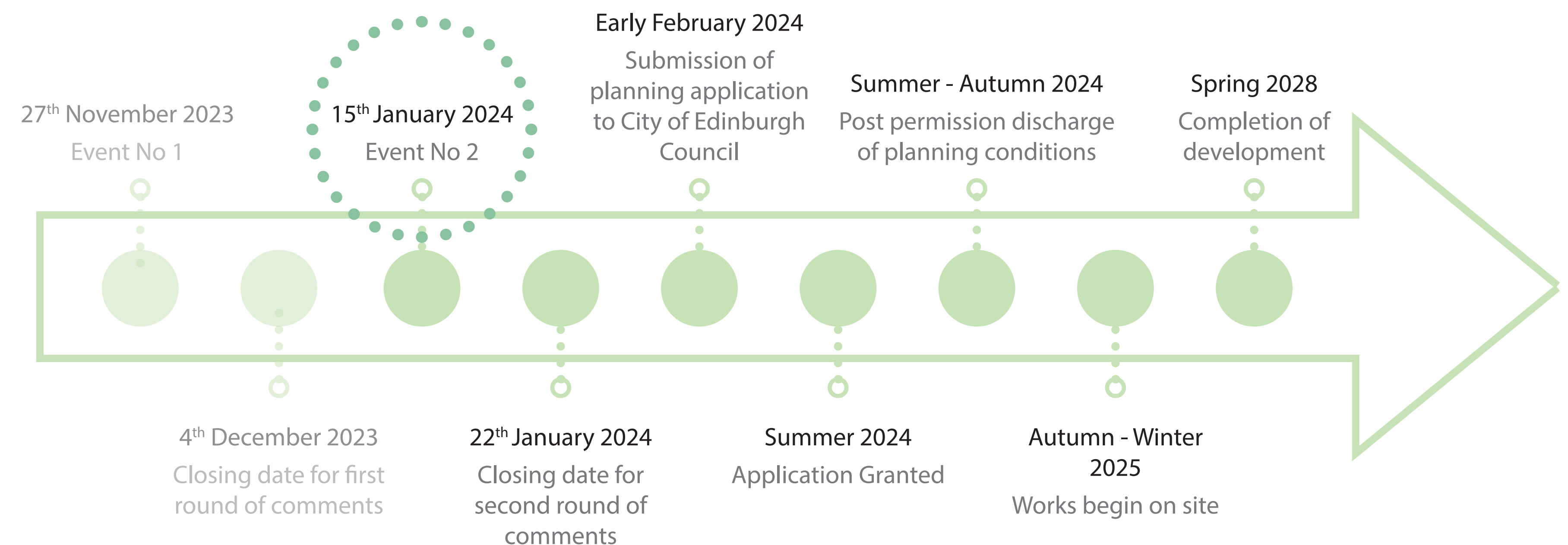


Aerial perspective facing South East across City of Edinburgh Bypass, showing proposed massing.

Timeline and Next Steps

The applicant has already engaged in pre-application discussions and assessment and the planning application will be supported by detailed assessments, which may include:

- Flood Risk and Drainage Strategy
- Sustainability Statement
- Transport Statement
- Biodiversity Statement
- Noise Impact Assessment
- Air Quality Assessment
- Tree Survey
- Geo-environmental Report
- Need and Demand Study/ Market Study



Please feel free to complete a feedback form and leave it with a member of staff. Further comments can be submitted to consultation@scotthobbsplanning.com. Please include the word 'Pentland Gait' in the subject of your email.

Comments should arrive with us by Monday the 22nd of January 2024 so that we can take your comments into consideration in the evolution of our proposals. If you require further information please contact consultation@scotthobbsplanning.com or call on 0131 226 7225.

Please note that submissions made during the pre-application process are submissions to the prospective Applicant only and are not formal submissions to the local planning authority. You will have an opportunity to formally submit representations to the City of Edinburgh Council (either in support, neutral or objection) when the planning application is submitted.

Thank you for attending this event and for participating in the evolution of our development proposals. Your attendance and comments are appreciated.

A dedicated website has been set up where the information presented here is available to view. The website provides a digital version of the feedback form.

The website domain is: <https://www.pentlandgaitdevelopment.co.uk>

Website QR code:

