



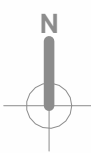
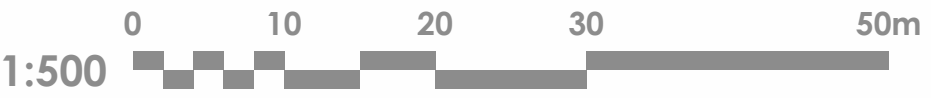
INTRODUCTION

BR Consultants is seeking engagement from the community on plans to redevelop a current industrial site for a proposed mixed-use development.

The site, currently occupied entirely by a light industrial building, is rectangular in shape measuring at 0.20Ha and is bounded by Bangor Road (southeast), The Quilts (northeast), The Water of Leith (northwest) and the James Pringle Shopping Warehouse carpark (southwest).

The property does not lie within a conservation area but lies adjacent to the Category B Listed West Bowling Green Street Bridge.

Under our proposals, detailed planning permission will be sought for a mixed use development involving the demolition of existing buildings and the erection of purpose-built student accommodation (PBSA), commercial units, landscaping and associated works".



CLIENT	PROJECT	DRAWING TITLE
BR CONSULTANTS	PBSA DEVELOPMENT 52-54 & 56-58 BANGOR ROAD EDINBURGH	INTRODUCTION & SITE LOCATION

REV	DESCRIPTION	DB	DATE
P01	WORK IN PROGRESS	WIP	WIP
DRAWING STATUS			
PUBLIC CONSULTATION			
DRAWING NO.			
240211-FDA-PC01			
REVISION			
P01			

SITE HISTORY

The site is situated in the Bonnington District in northern Edinburgh. Originally centred around the Water of Leith, which served as the historic boundary between Edinburgh and the Port of Leith, the village of Bonnington has a notable past.

The vicinity of the site boasts a diverse industrial history, evident in old maps from the 1800s and 1900s showcasing various enterprises such as Steam Mills, Chemical Works, Iron Works, and Foundries. Adjacent to the site was the Marble & Slate works with the Timber Sawmill operating across Bangor Road.

Around 1876, the Bonnington Goods railway yard was established to cater to the local industries. It ceased operations around 1960, leading to the removal of railway tracks and a subsequent shift towards residential developments in the area. Presently, the surroundings comprise a blend of traditional tenement blocks, residential flatted developments and industrial warehouses, contributing to the site's character and historical significance. Notably, the large Tannery building, listed in its entirety, has been converted for office use.

To the north of the site, on West Bowling Green Street, substantial residential development has recently been completed. This, in conjunction with the proposed application, is anticipated to foster a welcoming and cohesive neighbourhood in the Bonnington area.



EXISTING SITE AERIAL VIEW LOOKING WEST



MAP OF THE SITE DATED 1853



MAP OF THE SITE DATED 1877



MAP OF THE SITE DATED 1909



MAP OF THE SITE DATED 1931



WATERCOLOUR OF BONNINGTON 1875 (SAMUEL BOUGH)



EXISTING VIEW ON BANGOR ROAD LOOKING SOUTHWEST



EXISTING VIEW ON THE QUILTS LOOKING SOUTHEAST



EXISTING VIEW FROM JAMES PRINGLE WAREHOUSE CARPARK LOOKING NORTHEAST



EXISTING VIEW ON WEST BOWLING GREEN STREET BRIDGE LOOKING SOUTH



EXISTING VIEW ON WATER OF LEITH WALKWAY LOOKING SOUTHEAST



EXISTING VIEW ON THE QUILTS LOOKING EAST

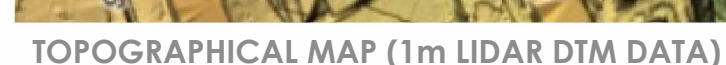


EXISTING VIEW ON WEST BOWLING GREEN STREET BRIDGE LOOKING WEST



EXISTING VIEW ON WEST BOWLING GREEN STREET BRIDGE LOOKING WEST





CONSTRAINTS :

- | | |
|-------|---|
| CO-1: | Existing residential properties to the northeast - need to respect potential issues of overlooking and daylight access. |
| CO-2: | Noise from the industrial premises. |
| CO-3: | Flood risk from the Water of Leith. |
| CO-4: | Existing sewer pipe and associated no-build-zone. |
| CO-5: | Category B listed quadrant walls and terminal piers. |

OPPORTUNITIES :

- | | |
|-------|--|
| OP-1: | Activate the canal elevation to the northwest. |
| OP-2: | Encourage further development, in particular the LDP allocated residential (H46) zone to the southeast. |
| OP-3: | Facilitate a future pedestrian link along the south side of the canal at a level above any flood freeboard to facilitate future development links. |
| OP-4: | Rationalise & repair the streetscape, and offer a visual continuity with the recent developments at West Bowling Green Street. |

Policy 22 of NPF4 requires development to be assessed against the 200-year plus climate change return period event.

A detailed Flood Risk Assessment will accompany the full application however a preliminary assessment has been carried out by flooding specialist KAYA consulting which is summarised as follows:

"SEPA future flood maps predict the site to be at risk of flooding in the event of a bridge blockage of 50%, which our initial designs responded to in providing dry access from First Floor Level. However, it has subsequently been agreed at this pre-application stage with the City of Edinburgh Council that we should only assess the site using a more-realistic 25% blockage to the bridge. This scenario removes the flood risk from our site and the resulting development would therefore be in accordance with the requirements of NPF4."

An existing sewer crosses the site adjacent to the north boundary parallel with the canal. The existing warehouse has been built atop this historic watercourse. Aligned to current Scottish Water Guidelines, our proposals are to remove the existing obstruction (existing warehouse) and leave the area of the pipe clear for any future maintenance access. A "no-build-zone" will provide a further 5 metre offset to the new built form.

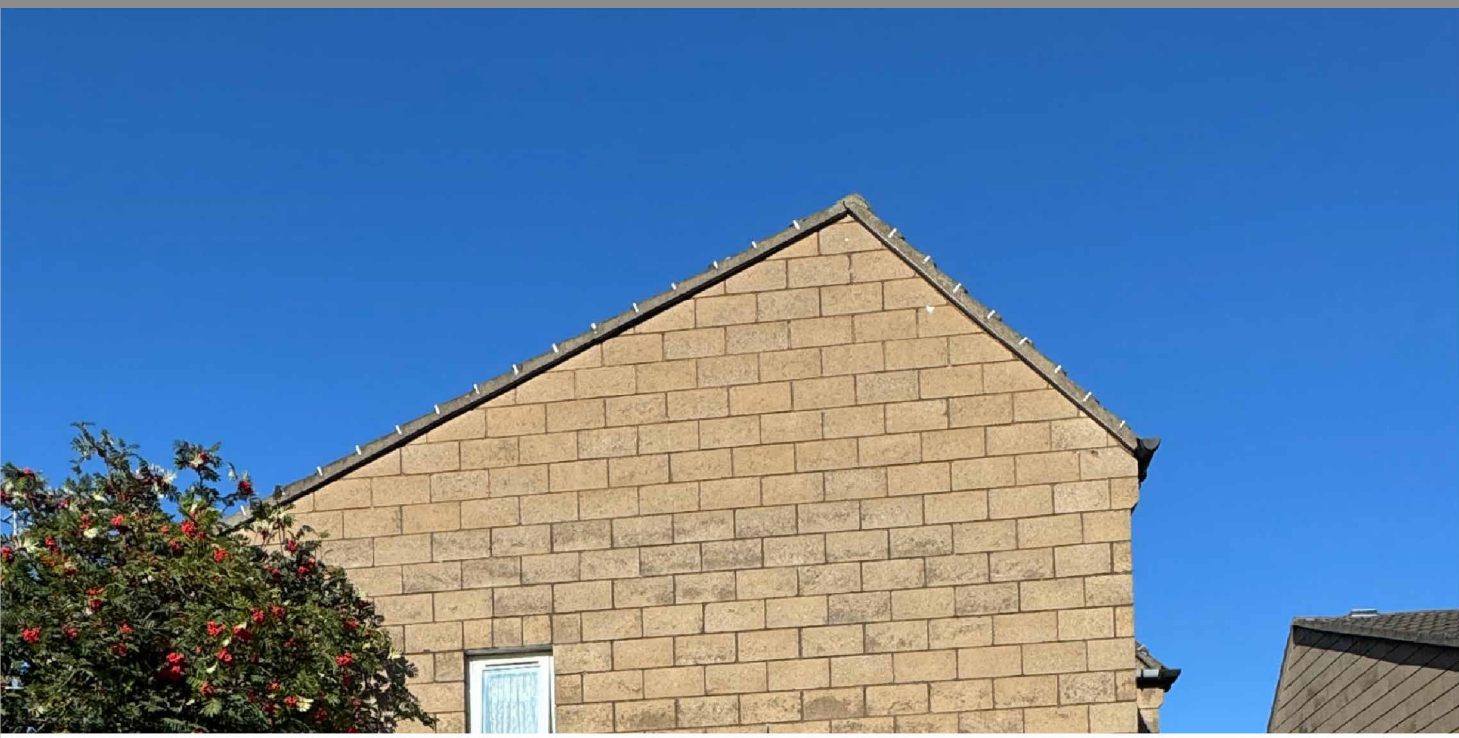
A sustainable drainage strategy is proposed for the site and whilst the detailed SUDS design is yet to be finalised, the intention is to maximise the usage of above ground attenuation via the use of blue/green roof areas and rain-gardens alongside harvesting technologies.

Initial discussions with the Water Authority have commenced.

REV.	DESCRIPTION	DB	DATE
P01	First Issue	--	--
P02	Updated following Public Consultation event no.1	RL	09/12/20

	DRAWING STATUS	REVISION
	PUBLIC CONSULTATION	P02
	DRAWING NO.	
	240211-FDA-PC03	

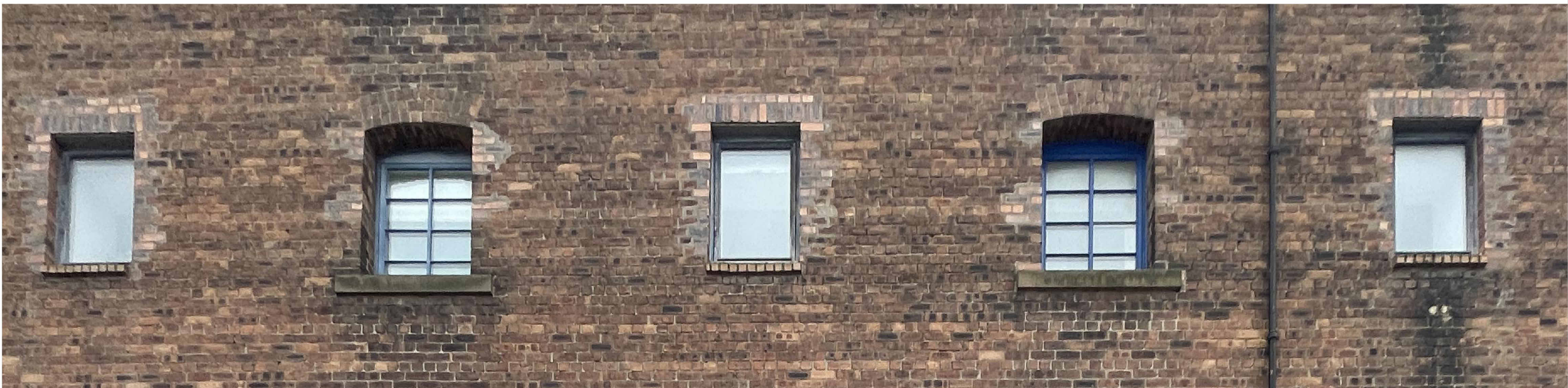




OFFSET PITCHED ROOF ANGLES IN THE QUILTS



BRICK DETAILING ON WEST BOWLING GREEN STREET



WARM-TONED BRICKWORK WITH PERIOD DETAILING ON BREADALBANE STREET



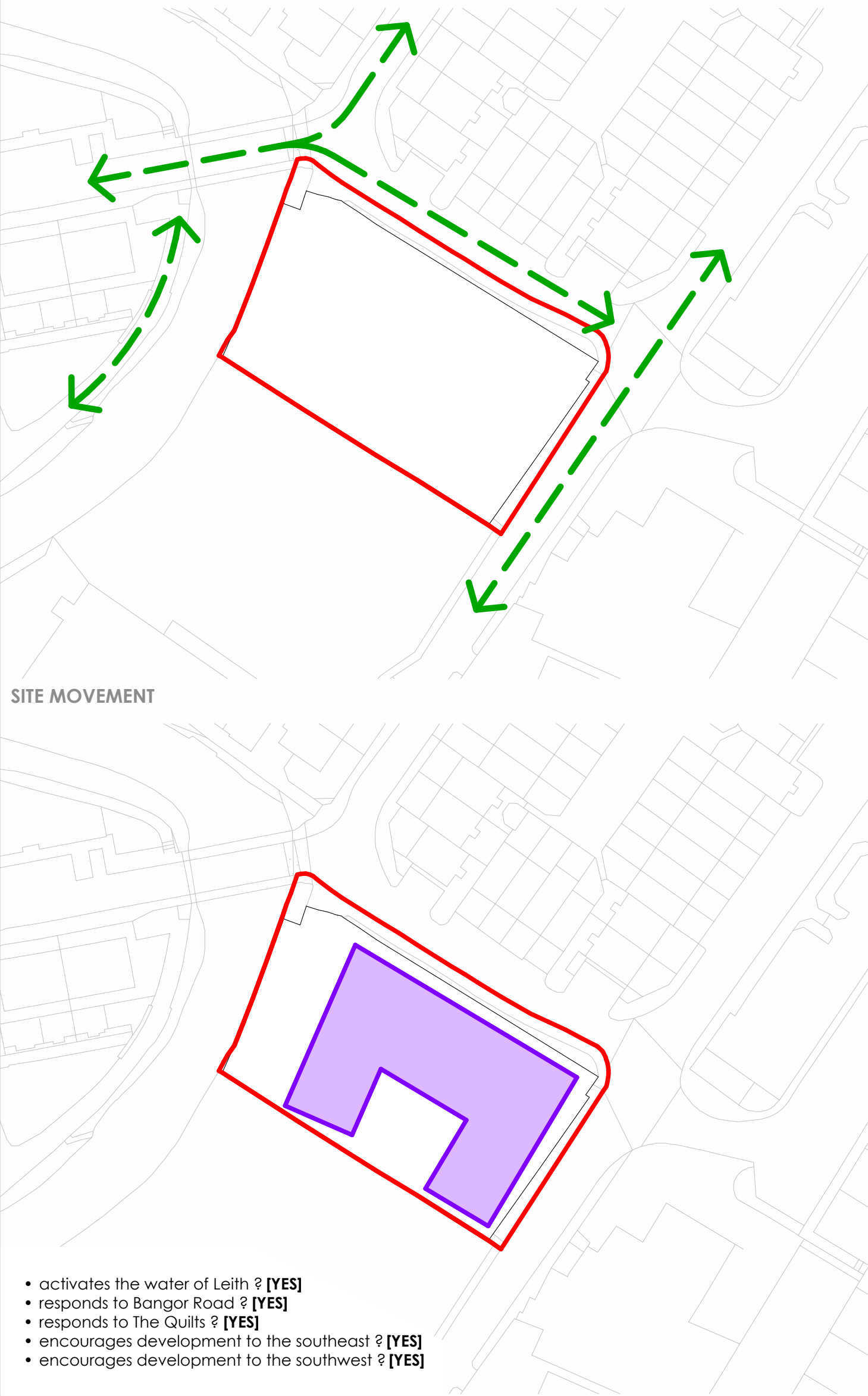
MILL FINISH METALWORK ON WEST BOWLING GREEN STREET



RECENT DEVELOPMENT ON WEST BOWLING GREEN STREET



DYNAMIC PITCHED ROOFLINE AT PLATFORM



SITE MOVEMENT

SITE LAYOUT

SITE LAYOUT

The site presents an opportunity to activate three key facades looking onto The Quilts, Bangor Road and the Water of Leith. The northeast and southeast elevations offer no connection with the surrounds and the development will seek to remedy this failing.

The potential footprint arrangement was previously explored for the three massing approaches that responded to both the geometry of the site and the surrounding environment to assess the success of each and aid our design development. One option alone fulfilled all placemaking expectations and was therefore selected for further massing analysis, the results of which are illustrated below.



ARTICULATION AND INTEREST CREATED



LAYOUTS AND MIX

The current proposals are the result of the extensive analysis undertaken through the design development in massing, articulation and materiality to respect and complement the existing urban fabric, whilst acknowledging the sites in the wider city framework.

The proposed layouts respond to the various, externally influenced, opportunities, constraints and topography whilst, internally, will provide a highly amenitized and accessible residence that is spread over 6 storeys.

The Ground Floor will house commercial units accessed to the south on Bangor Road. These, along with the student entrance reception and internal amenity areas located to the north, will form part of the new activation created around the public facing elements.

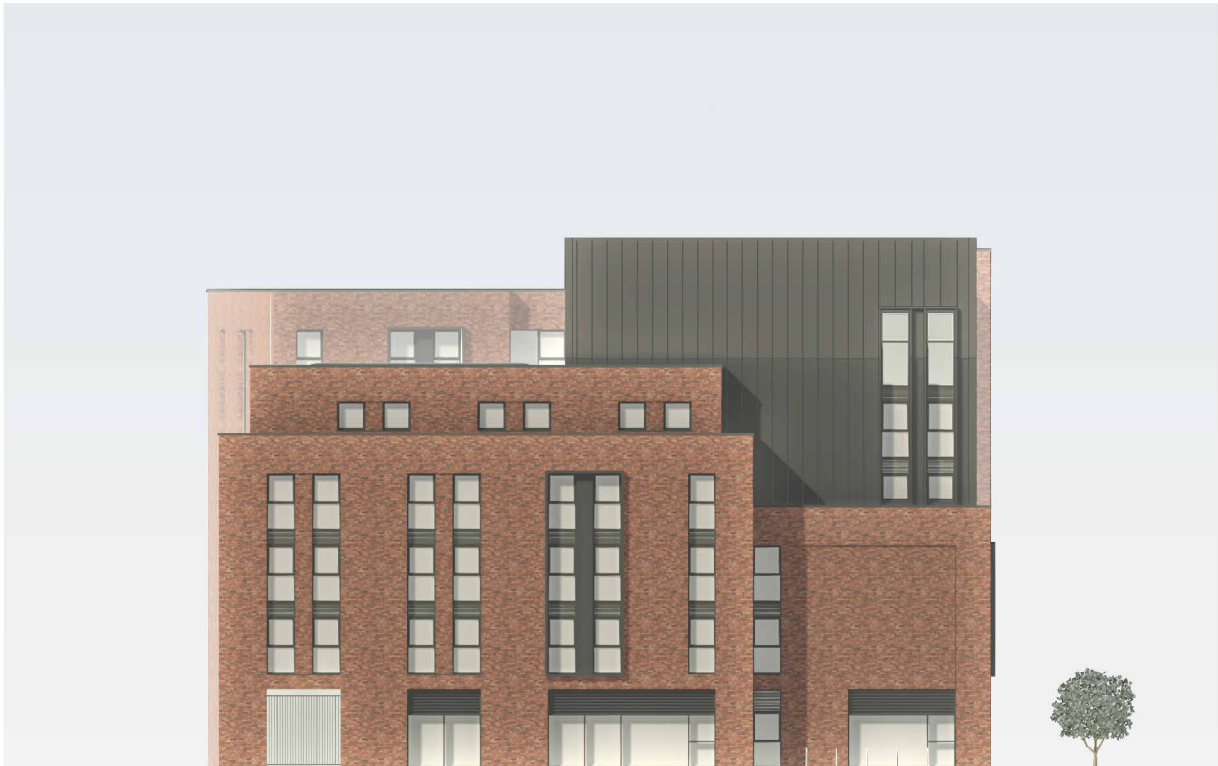
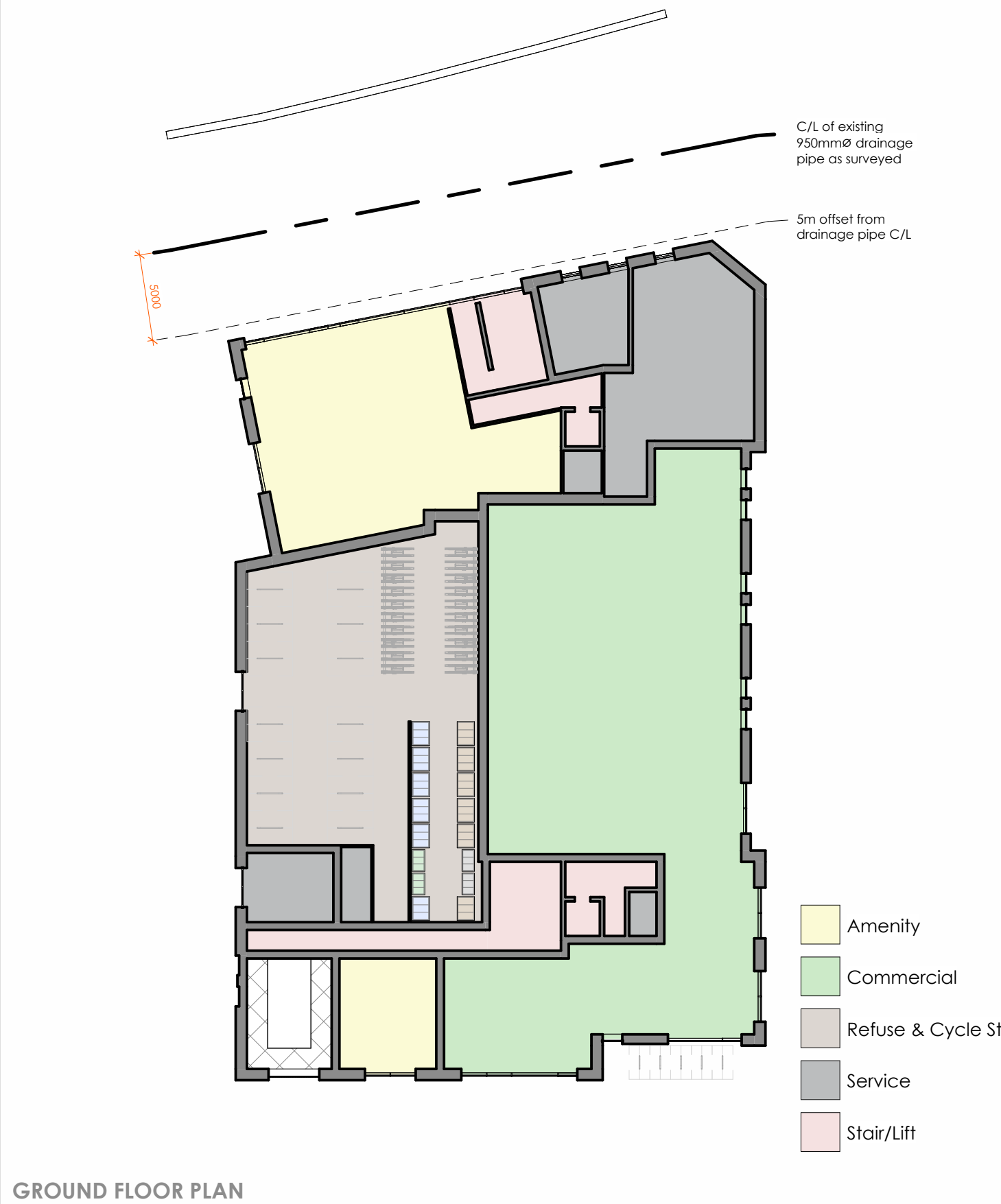
A contrasting and diverse mix of external & internal amenity is provided that will offer the residents a variety of additional spaces to enjoy.

A mix of 7% studio and 93% cluster flat accommodation will work its way through the majority of the upper floors. The rooms will offer all the necessary conveniences of modern living with a focus on providing an extremely high quality of life for the occupants.

MATERIAL PALETTE

Whilst the use of red brick has been clearly established, multiple colour options were explored for the cladding elements to determine the material palette as a whole. Following feedback from the first Public Consultation event and dialogue with CEC Planning department, dark grey has been selected as the preferred option.

The use of cladding introduces a modern edge to the classic warmth of the red brick. This approach not only complements the solidity of the masonry but also serves to highlight its rich, earthy tones. The use of varying profiles against the matte, porous texture of the brick creates a visual dialogue that draws the eye and invites exploration. The integration of cladding with the brick not only celebrates the historical significance of the latter but also embraces modernity, resulting in a harmonious yet contrasting architectural expression.



SOUTHEAST (BANGOR ROAD) ELEVATION



PROPOSED NORTHEAST (SIDE) ELEVATION





PROPOSED VIEW FROM THE QUILTS



PROPOSED VIEW FROM THE QUILTS



PROPOSED VIEW FROM WATER OF LEITH WALKWAY



PROPOSED VIEW ON BANGOR ROAD LOOKING WEST

51%

Graduate retention rate for Edinburgh, the same as Glasgow, meaning that many of these students will continue to live in the city and potentially locally. Alongside Glasgow this is the highest retention rate in the UK.

<https://www.whatuni.com/advice/news/graduate-retention-best-uk-cities/82588/>



PROPOSED VIEW FROM JUNCTION OF BANGOR ROAD AND THE QUILTS

57.9%

Proportion of students (after deductions) that are unable to access either university or private purpose-built student accommodation.

Figure derived from HESA 2021/22 figures

21.1%

Non-first year undergraduate students surveyed started semester one without having an agreed tenancy agreement. One third of these were still without permanent accommodation by week 5.

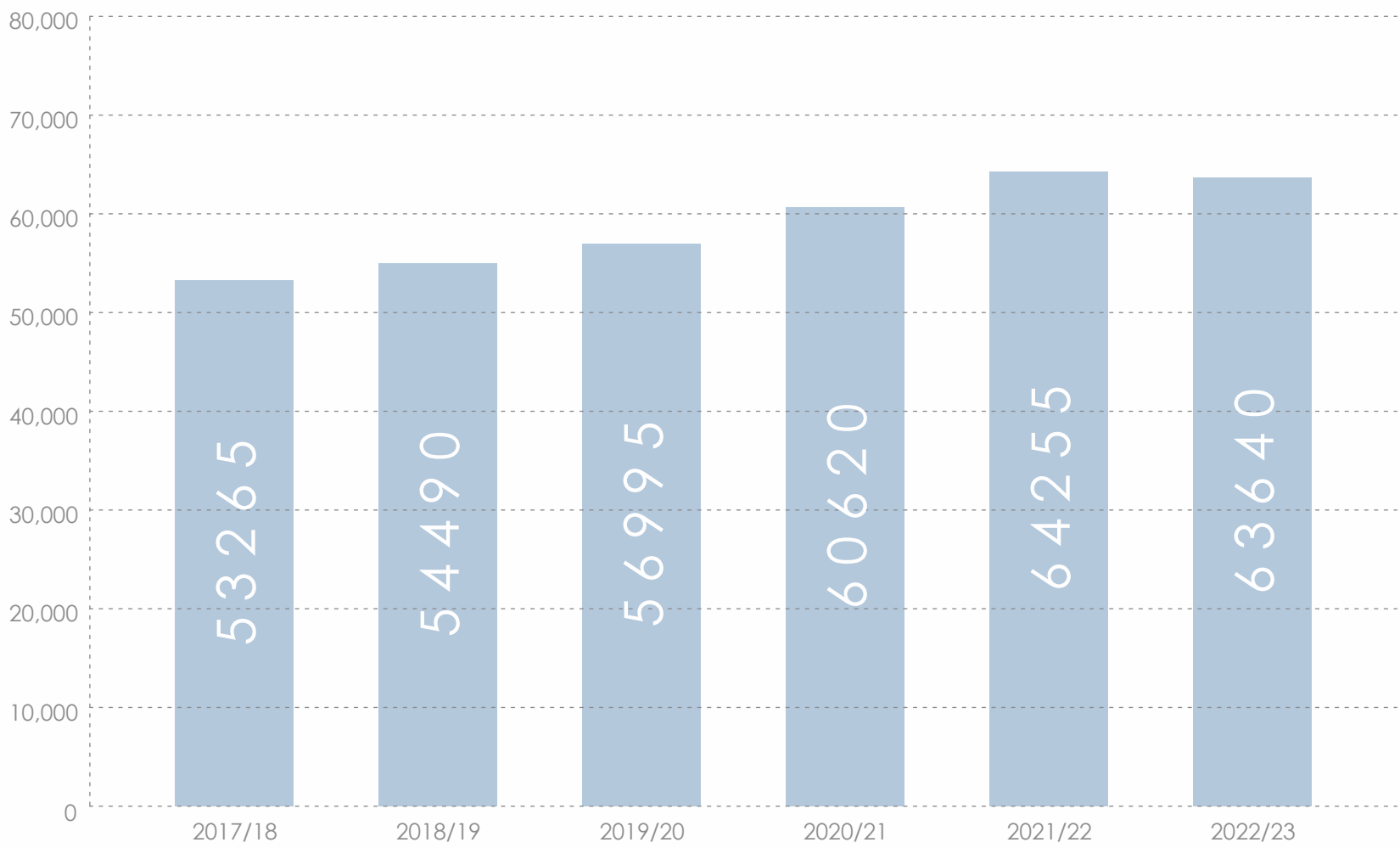
Figures as collected by Slurp. Slurp is a student-led voluntary organization that focuses on the housing and cost of living crisis and wider issues of homelessness (Slurp, 6th February 2023)

33%

Number of students who volunteer regularly within their local communities. On this basis, students living within the proposed development could contribute at least 2,410 hours per year (assuming 1 hour per week for those who choose to volunteer) in unpaid work – generating social value of at least £20,725 per annum.

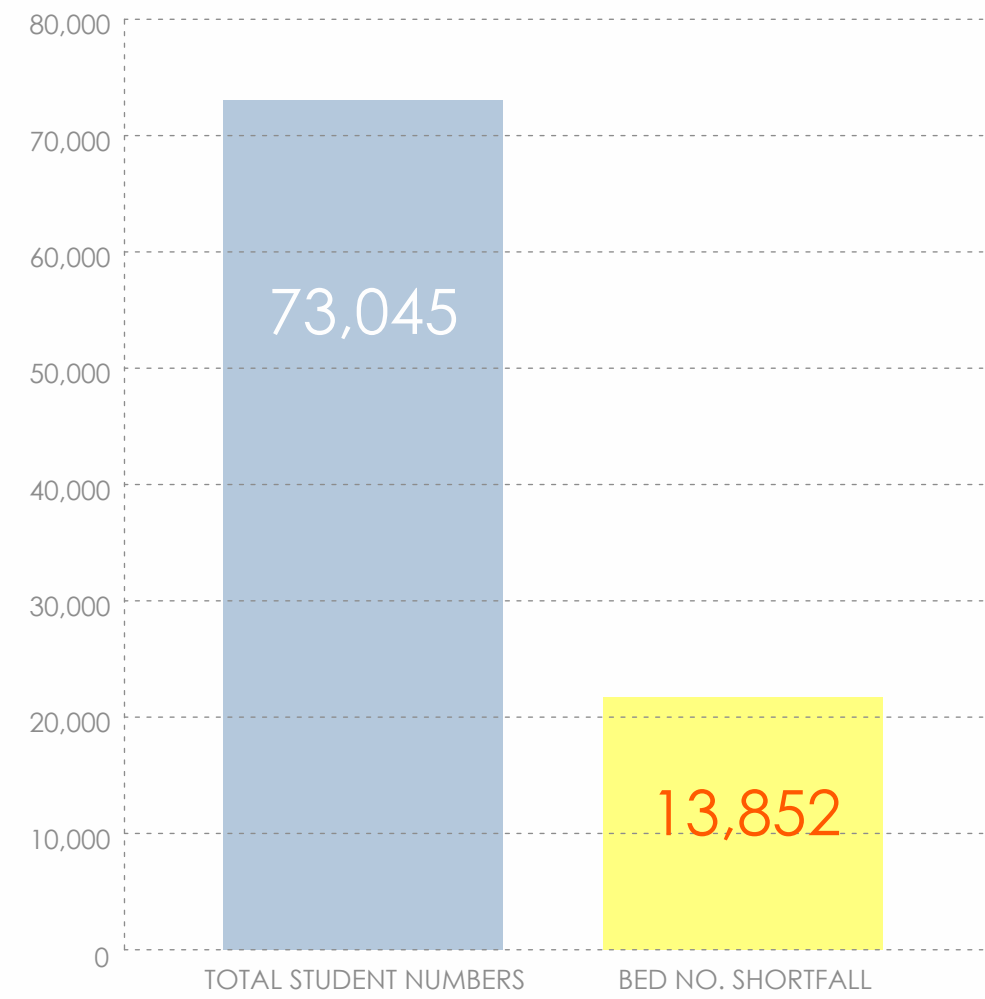
National Union of Students, Student contributions to the UK economy

Edinburgh full-time student numbers



Source: HESA 2016/17 - 2022/23

Student Bed Numbers



Source: Student housing options and experiences of homelessness in Scotland: a report by the Cross-Party Group on Housing (Sept. 2024)

CHANGES SINCE LAST CONSULTATION EVENT AND NEXT STEPS

- Preferred cladding colour selected as a result of feedback from the first Public Consultation event and subsequent dialogue with CEC Planning department.
- Ground floor layout amended following further dialogue with CEC flooding consultant.

Following this consultation exercise and the ongoing discussions with City of Edinburgh Council, a detailed planning application for the proposals is anticipated to be submitted Q1 2025. The Applicant and the Design Team will take full account of the comments made during this consultation stage and incorporate all relevant changes required to the proposals ahead of submission.

The projected timeline is as follows:

- Q1 2025: Submission of planning application and all supporting documents.
- Q4 2025: Projected approval by City of Edinburgh Council.

Once a planning application has been submitted, the full range of supporting documents (such as the Design and Access Statement) will be available for public viewing and you will be offered the opportunity to make formal comments to City of Edinburgh Council.

