

PUBLIC CONSULTATION

23 YEAMAN PLACE, EDINBURGH

CREATED ON BEHALF OF

CA VENTURES



open
optimised environments
PART OF SLR

shp
Scott Hobbs Planning

FLETCHER JOSEPH ASSOCIATES
ARCHITECTS



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1.0 APPRAISAL

1.1 INTRODUCTION

This public consultation document will outline the proposed redevelopment of the existing scrapyard site at 23 Yeaman Place, Edinburgh. The proposal involves the demolition of the existing scrap yard buildings and erection of a purpose-built student accommodation development (PBSA) with ancillary and amenity facilities on the ground floor and formation of new publicly accessible routes from both Dundee Street and Yeaman Place to the Union Canal.

This work has been carried out on behalf of the Applicant and explains the emerging concepts and proposals.

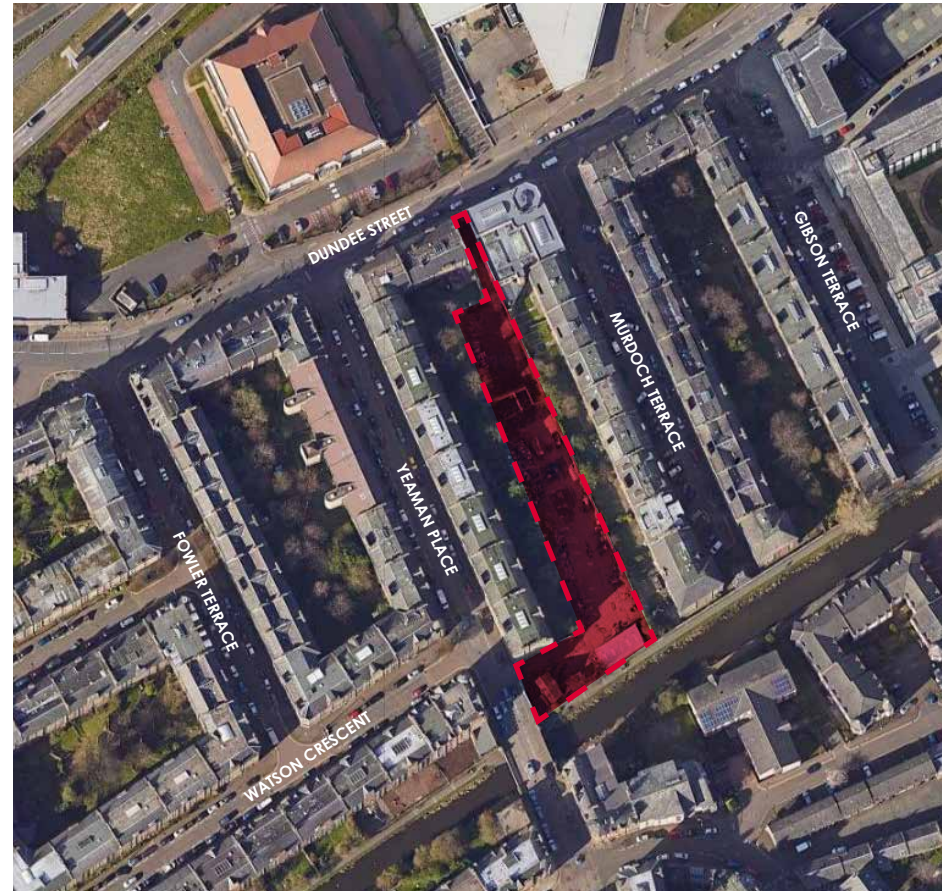
The site, currently used as a scrapyard, consists of three 1-2 storey buildings providing storage units and an office. Two of the existing buildings sit along the union canal border of the site, blocking a potential access point from the union canal to Dundee Street and Yeaman place. The proposals seek to provide a purpose-built student accommodation (PBSA) development comprising of 4 individual blocks carefully arranged to frame direct public access to the canal towpath and a public route through the site to Dundee Street. These moves will significantly improve the local pedestrian connectivity and create an hugely enhanced frontage to the historic canal.

The wider surrounding area is predominantly high-density residential, with a range of services and amenities close by, including shops, offices, cafes, a library and restaurants. The Dundee Street local centre is immediately adjacent to the site and the Fountainpark Leisure / Shopping Centre is less than a minute's walk away. The city centre is also approximately twenty minutes' walk from the site. Local bus connections are adjacent to the site on Dundee Street and the Union Canal provides an immediate off-road walking and cycling connection to and from the site.

1.2 CA STUDENT LIVING

CA Student Living (CASL) is an established developer of purpose-built student accommodation, providing high quality homes for students.

Through their in-house student accommodation provider, Novel Student, they offer everything from incredible wellness facilities to excellent service.



2.0 WIDER CONTEXT APPRAISAL

2.1 TRANSPORT LINKS

The site is very well served in terms of public transport links. The diagrams opposite illustrate the abundance of bus stops within walking distance of the site.

Additionally, the site is within walking distance of Napier University, Merchiston Campus, and many other local amenities, including the fountain park recreation centre.

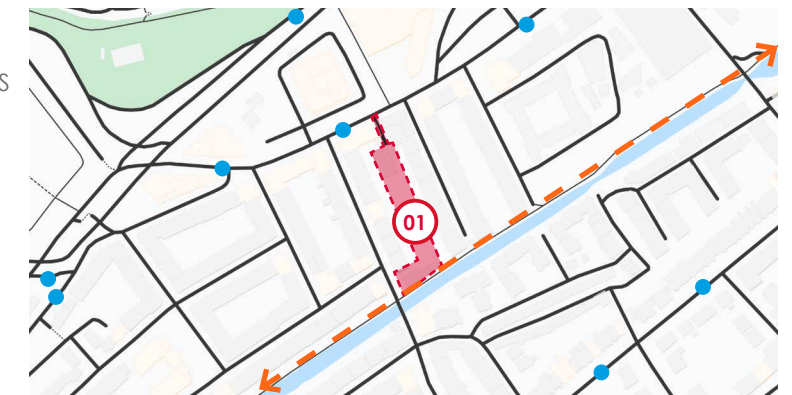
2.2 UNIVERSITIES & COLLEGES

- Napier University, Merchiston Campus**
 Walking: 13 mins
 Bicycle: 5 mins
- Edinburgh College Of Art**
 Walking: 21 mins
 Bicycle: 8 mins
 Public Transport: 15 mins
- The University Of Edinburgh, Old College**
 Walking: 27 mins
 Bicycle: 9 mins
 Public Transport: 18 mins
- The University Of Edinburgh, George Sq. Campus**
 Walking: 28 mins
 Bicycle: 10 mins
 Public Transport: 22 mins
- The University Of Edinburgh, King's Buildings Campus**
 Walking: 46 mins
 Bicycle: 17 mins
 Public Transport: 45 mins
- Napier University, Craiglockhart Campus**
 Walking: 40 mins
 Bicycle: 14 mins
 Public Transport: 18 mins
- Napier University, Sighthill Campus**
 Walking 1hr 9 mins
 Bicycle: 21 mins
 Public Transport: 27 mins



KEY

- | | |
|---|--|
| 01 SITE | UNIVERSITY/ SCHOOLS/ COLLEGES |
| 01 THE UNIVERSITY OF EDINBURGH, KING'S BUILDINGS CAMPUS | RAILWAY STATION |
| 02 THE UNIVERSITY OF EDINBURGH, GEORGE SQ. CAMPUS | TRAM/ BUS STOPS |
| 03 NAPIER UNIVERSITY, MERCHISTON CAMPUS | ESTABLISHED PEDESTRIAN AND CYCLE ROUTE |
| 04 NAPIER UNIVERSITY, CRAIGLOCKHART CAMPUS | |
| 05 NAPIER UNIVERSITY, SIGHTHILL CAMPUS | |
| 06 EDINBURGH COLLEGE OF ART | |












2.3 PUBLIC REALM & WIDER SITE CONNECTIONS

The site is in close proximity to multiple areas of good quality publicly accessible open spaces. The site provides a direct, off-road connection to Harrison Park, a high-quality public open space to the west, and Dalry Community Park both of which are a five-minute walk from the site. Bruntfield Links and the Meadows are also approximately fifteen to twenty minutes walk from the site.

The development of the site will enable the delivery of an active travel route from Yeaman Place to the Union Canal which is safeguarded by the Edinburgh Local Development Plan. It is proposed that the connection from Yeaman Place to the Union Canal will be stepped with an adjacent ramp for ease of pushing bikes up and down when using the steps.

A level connection will also be provided from the Union Canal through the site to Dundee Street. This will enable a more direct connection from the Union Canal to the Telfer Subway and onto the existing footpath / cycleway. This will allow ease of access to the proposed Roseburn Path to Dalry Community Park link which has been approved by City of Edinburgh Council.

-  Strategic Active Travel Project and Safeguards
-  Active Travel Safeguards local connection
-  Existing canal Footpath / Established footpath.
-  National Cycle Network
-  Existing canal access points
-  LDP Active Travel Safeguard access points
-  Western Approach road underpass
-  Proposed new level access route to canal from Dundee Street
-  Proposed new access point/public realm to canal



2.4 NEIGHBOURING DEVELOPMENTS

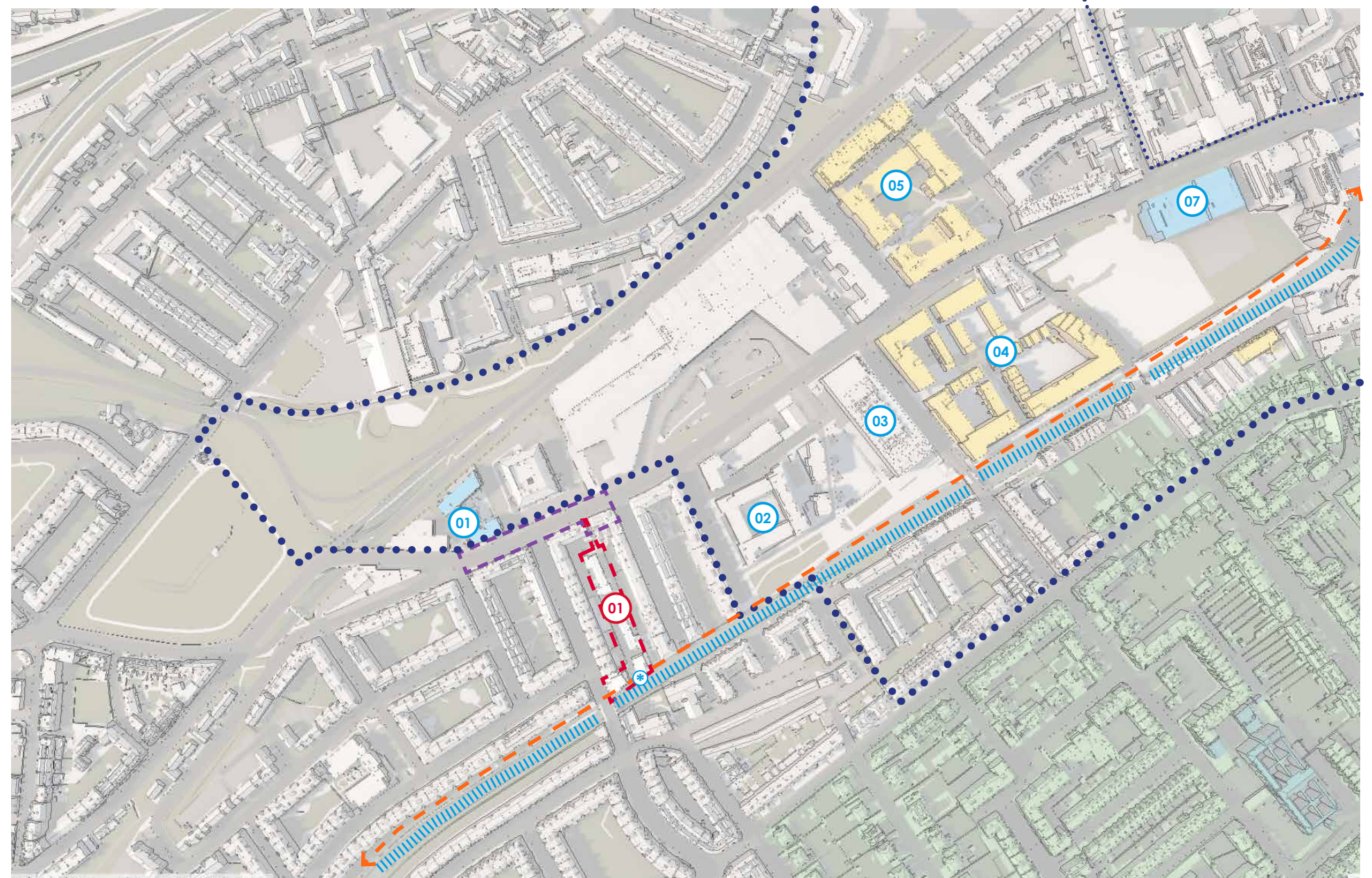
The diagram opposite illustrates the location of notable developments in the vicinity that have received planning permission or are currently under construction / completed. These include Moda Living (mixed-use residential development), Boroughmuir High School, the Moxy Hotel and India Quay Phase 1 Development (mixed-use residential).

The recently completed Silk Mill purpose built student accommodation development operated by CA Ventures is also located to the north of the site on Dundee Street.

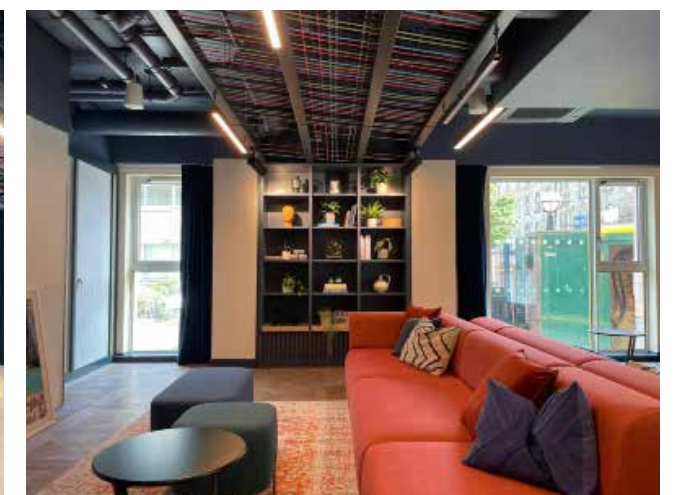
The neighboring developments contribute towards the delivery of ELDP allocation CC3 for the Fountainbridge area, aiming to regenerate an area that has previously been left derelict for some time. The proposed development at Yeaman Place Lane seeks to contribute to the regeneration of the area by re-purposing a scrap yard, to enhance the local area and create a much-needed link from the Union canal to Dundee street and Yeaman Place.

KEY

- ⓪1 SITE
- ⓪1 Dundee Street, PBSA
- ⓪2 Bainfield Napier University Student Accommodation
- ⓪3 Boroughmuir High School
- ⓪4 India Quay Fountain Bridge South Phase 1 Development
- ⓪5 MODA, mixed used & residential development
- ⓪6 Moxy Hotel development
- Consented Schemes
- Under construction
- Edinburgh Work Heritage Site
- Union Canal Scheduled Monument
- ← - → Established Cycle Route
- ⊛ LDP identified cycleway Footpath Access SAFEGUARD
- Dundee Street Local Centre
- Fountainbridge area of development
- Site Boundary



Adjacent local developments



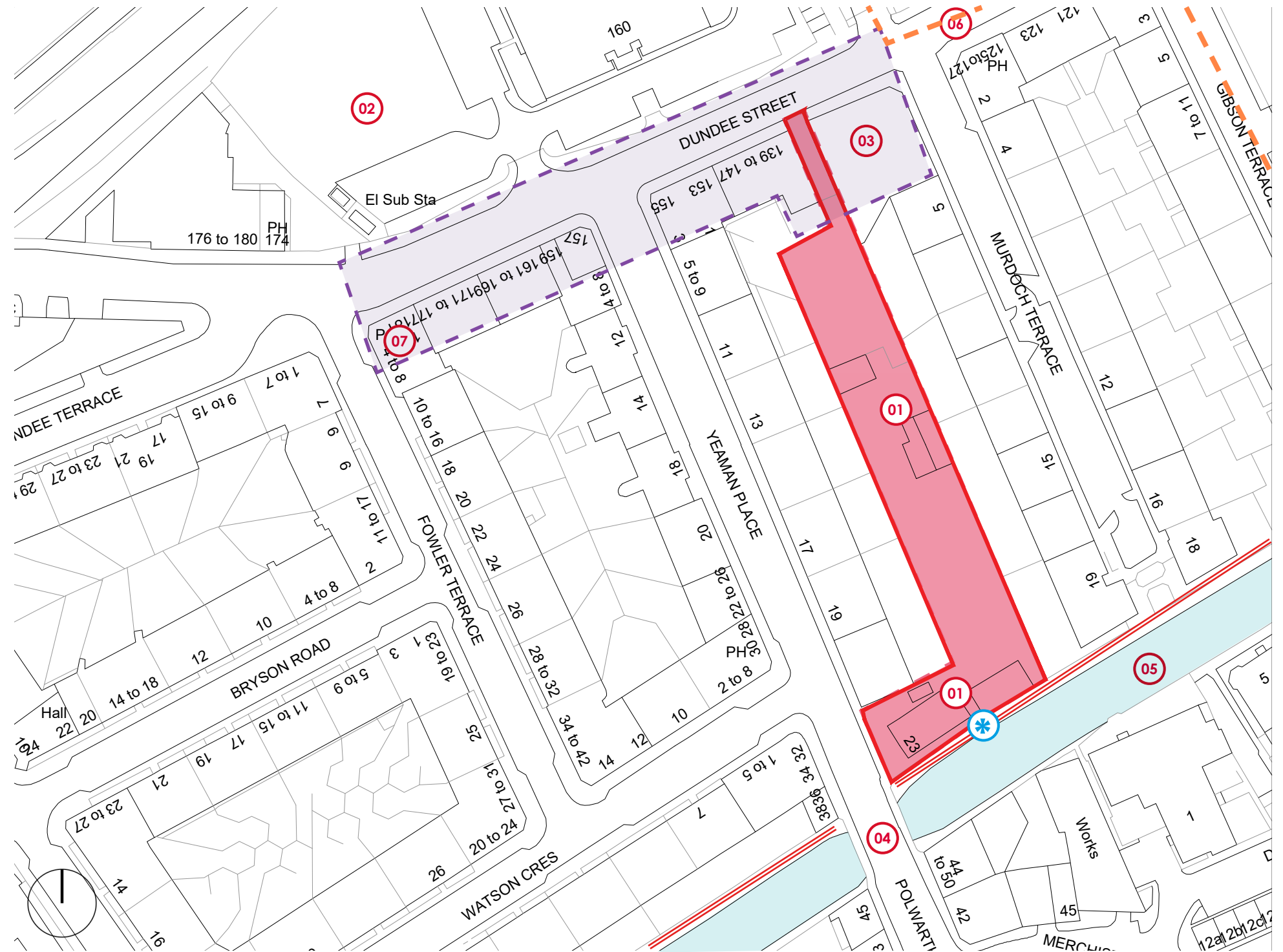
01. The Silk Mill, Dundee Street, student accommodation development.

3.0 LOCAL CONTEXT APPRAISAL

3.1 SITE LOCATION AND CONTEXT

The proposed development is located at Yeaman Place Lane, which sits to the rear of the existing tenement buildings on Yeaman Place, Dundee Street, and Murdoch terrace. The site is well located adjacent to the city centre, with ample local amenities. It overlaps with the Dundee Street local centre, which the Edinburgh Local development plan identifies as an area with a range of local shops and services within walking distance.

Along with being located within ample local amenities, the site is also within close proximity to Harrison Park and the Union Canal provides a direct, off-road link to this high quality green space. Dalry Community Park is also approximately five minutes' walk from the site along with Bruntsfield Links and the Meadows (approximately fifteen to twenty minutes walk from the site).



KEY

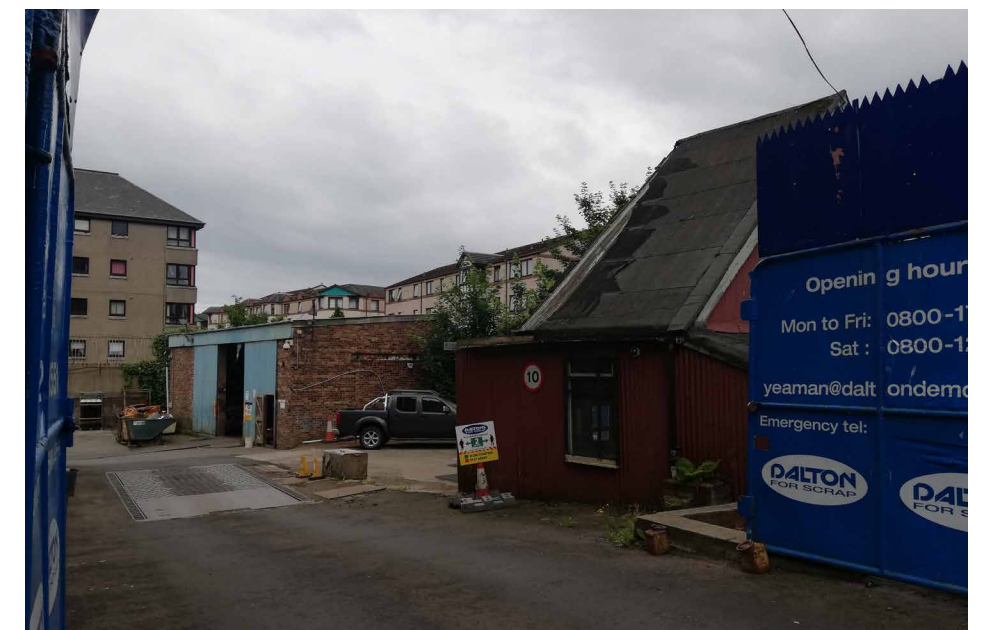
- 01** EXISTING BUILDINGS ON SITE
- 02** DUNDEE STREET STUDENT ACCOMMODATION DEVELOPMENT
- 03** FOUNTAINBRIDGE PUBLIC LIBRARY
- 04** POLWARTH CRESCENT AND YEAMAN PLACE WALKER BRIDGE
- 05** UNION CANAL, SCHEDULED MONUMENT
- 06** ROUTE TO FOUNTAIN PARK RECREATION CENTRE
- 07** POST OFFICE

-  DUNDEE STREET LOCAL CENTRE
-  LDP IDENTIFIED CYCLEWAY FOOTPATH ACCESS SAFEGUARD
-  NATIONAL CYCLE NETWORK
-  STRATEGIC ACTIVE TRAVEL PROJECT AND SAFEGUARDS
-  SITE BOUNDARY

3.2 CURRENT USE AND CONDITION

The site is presently used as a scrapyards, with three 1-2 storey buildings providing storage facilities and an office. There is currently no access from the union canal, with a brick wall lining the southeast border of the site facing the canal.

The site can be accessed from Yeaman Place and Dundee Street; however, both access points are closed off to the public and are secured with gates.



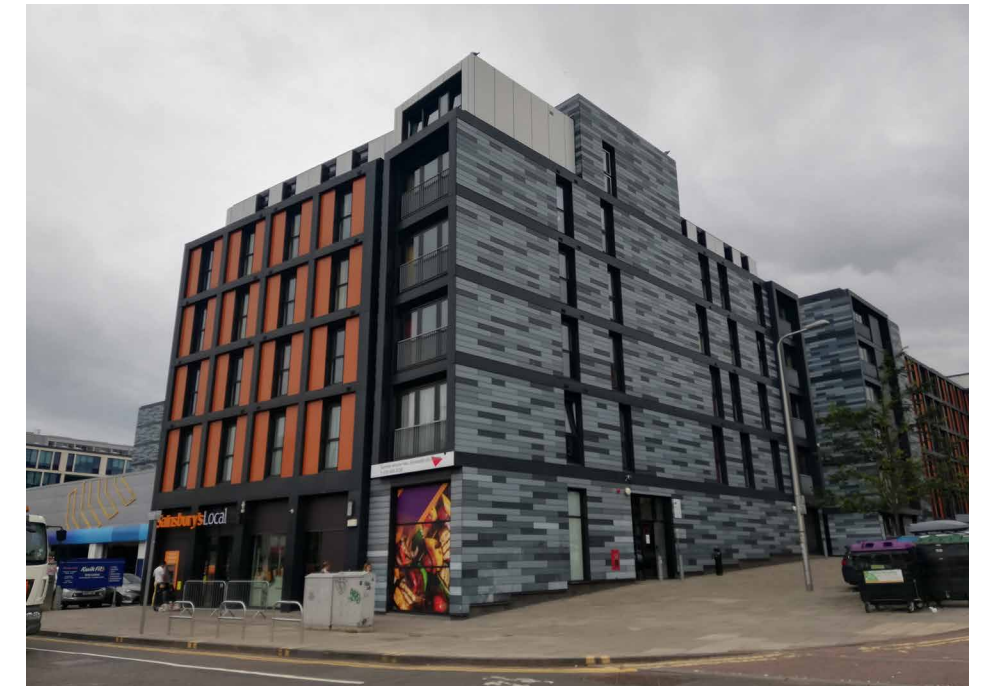
3.3 LOCAL CHARACTER APPRAISAL

Within the area surrounding the site, there is a wide variety of building typologies. The B listed Fountainbridge Library is located to the north of the site at 137 Dundee Street, the C listed Walker Bridge is located to the south-west at Polwarth Crescent / Yeaman Place and the C group listed buildings at 29-35 (odd numbers) Polwarth Crescent and 3 Temple Park Crescent. There are also traditional tenement buildings and more recently developed Boroughmuir High School and Dundee Street PBSA.

The site is within the Urban Area, just to the south of the Dundee Street Local Centre and the City Centre as designated by the Edinburgh Local Development Plan (ELDP). The site is also just to the south of the wider Fountainbridge CC3 allocation, which is designated by the ELDP for major, housing-led, mixed-use redevelopment.



1. Fountainbridge Library



2. Bainfield Napier University Student Accommodation



3. Dundee Street, student accommodation development.



4. Fountainbridge Green



5. Corner of Temple Park Crescent & Polwarth Crescent



6. Gibson Street, mix of building typologies.



7. Boroughmuir High School

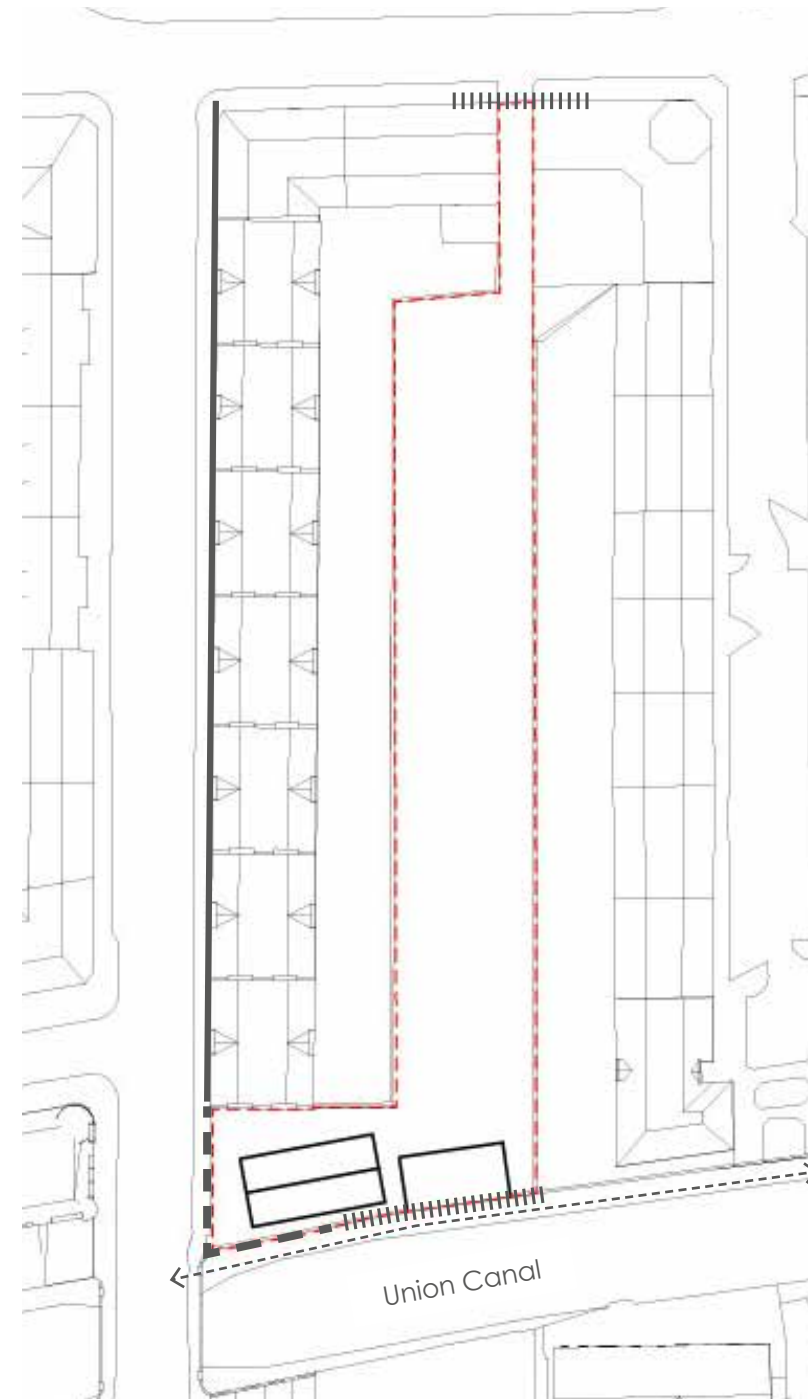


8. Fountain Park

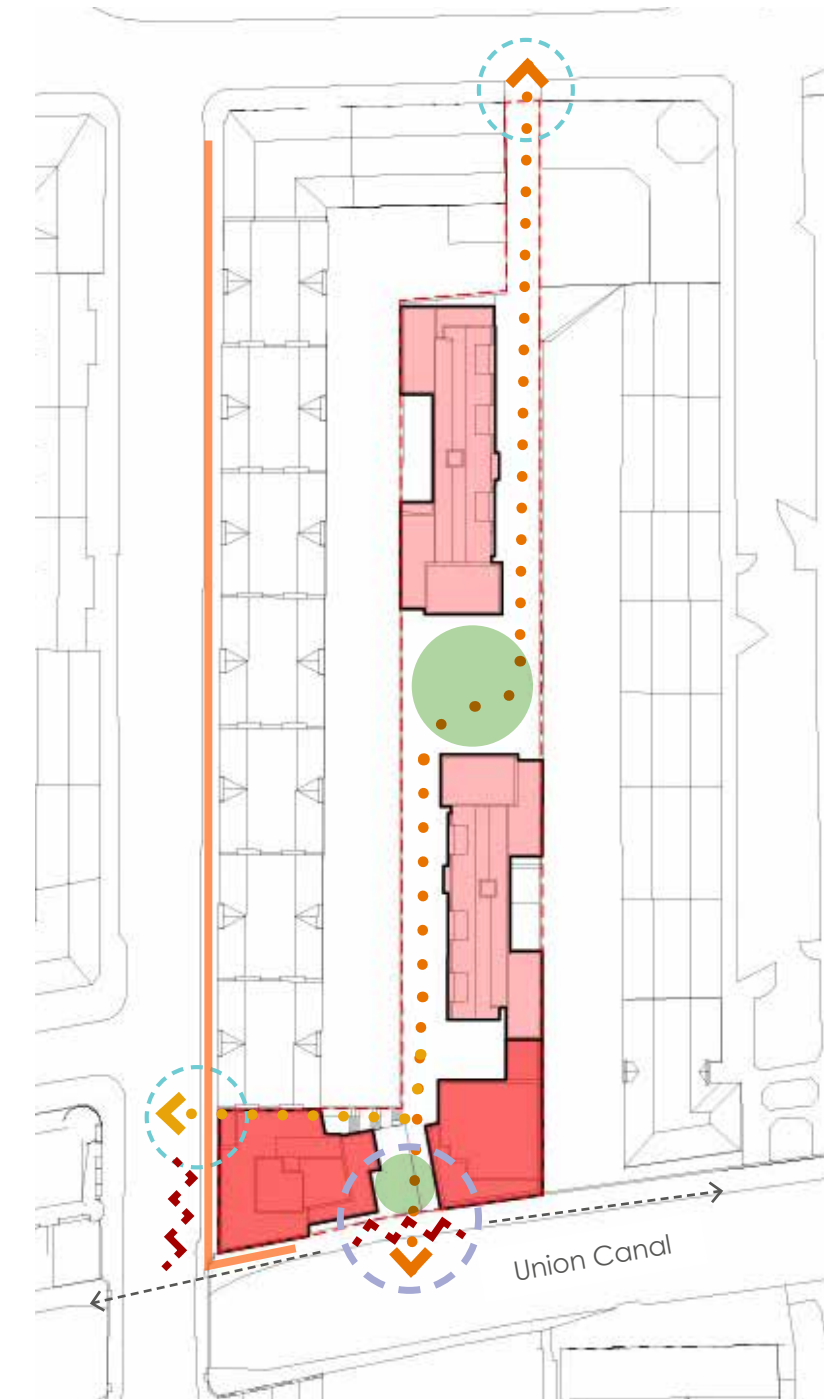
4.0 OPPORTUNITIES - SITE ANALYSIS

4.1 DEVELOPMENT OPPORTUNITIES & CONSTRAINTS

- A new area of public realm adjacent to the union canal leading to stepped access to Yeaman Place
- Create new shared surface pedestrian and cycle route through the site to connect Canal with Dundee street via central courtyard.
- Introduction of an appropriately scaled block on the corner of Yeaman Place and the Union Canal which responds to the scale of the existing tenement buildings on Yeaman Place and signals the important junction with the Union Canal.
- Introduction of a complimentary block in the south west corner of the site which responds to the scale and mass of the adjacent tenement on Murdoch Terrace and together with the corner block defines a dynamic and sheltered area of public realm of the canal with direct links to Yeaman Place and Dundee Street.
- Introduction of 2 lower blocks in the centre of the site to reflect a 'mews courtyard' character and reduce or avoid impact on adjacent properties, with sedum roofs to enhance visual amenity.
- Staggered alignment of the 2 lower centre blocks on either side of the yard to close the vistas when viewed from the canal and Dundee Street and in so doing create an attractive central courtyard which will be animated by the need to move through the space.



EXISTING SITE DIAGRAM



PROPOSED SITE DIAGRAM

- ||||| No access through
- - - No active frontage/massing to address street corner
- Existing street line/frontage
- ←-----→ Existing canal route
- ◊ ◊ New level public access to canal
- ◊ ◊ New routes through/around site and canal
- - - New public node access to canal
- - - Access nodes to site
- ◊ ◊ Active frontage
- Street line
- Public realm
- High level buildings responding to tenement heights
- Low level buildings to sit behind tenements

5.0 OUTLINE PROPOSALS

5.1 PROPOSAL SUMMARY

The primary design objective of the proposals has been to improve the connectivity between the Union canal and Dundee Street and open up a much needed connection with Yeaman Place. This has informed the organisation of the new student accommodation into 4 distinct blocks which respond to the prominent canal frontage and create an appropriate termination to the Yeaman Place terrace of tenements. The placement and scale of the buildings will define a coherent route through the site which is safe and will enhance the interface with the canal.



5.2 SCALE & MASSING - BLOCKS 1&2, TENEMENT SCALE

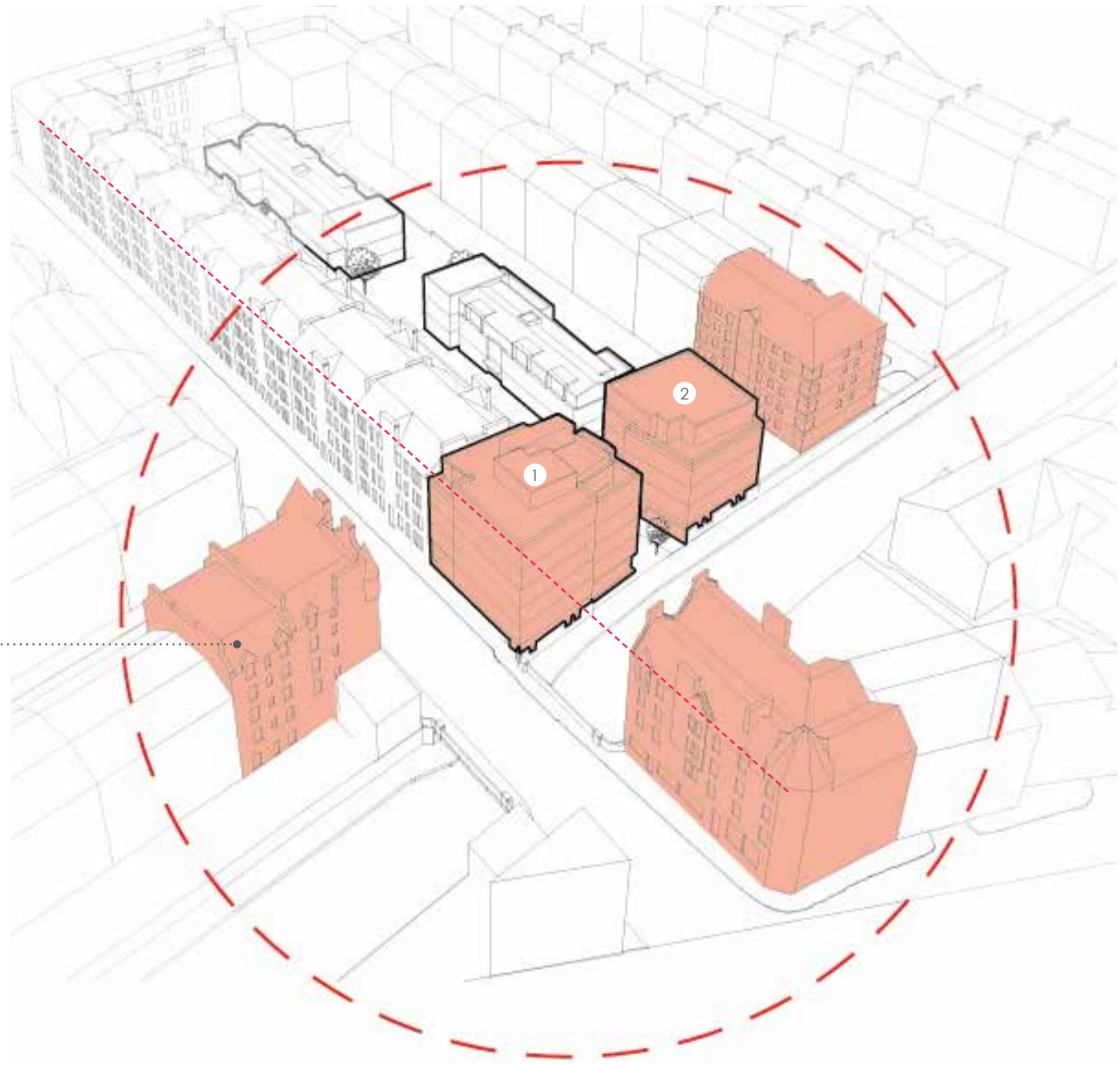
The diagram opposite illustrates the varying heights and massing of buildings in the immediate context. The predominantly traditional tenement buildings range between 4-5 storeys.

The 5 storey block in the south east corner responds to the height of the adjacent tenement and continues the established rhythm of the terraces which are arranged perpendicular to the canal.

The height and scale of the corner block B1 respond to the scale of the existing tenement buildings that mark the north west and southeast corners of the intersection with the Canal. This creates an opportunity to introduce a key component that visually signals the new pedestrian route connecting Yeaman place to the Canal addressing this important junction.

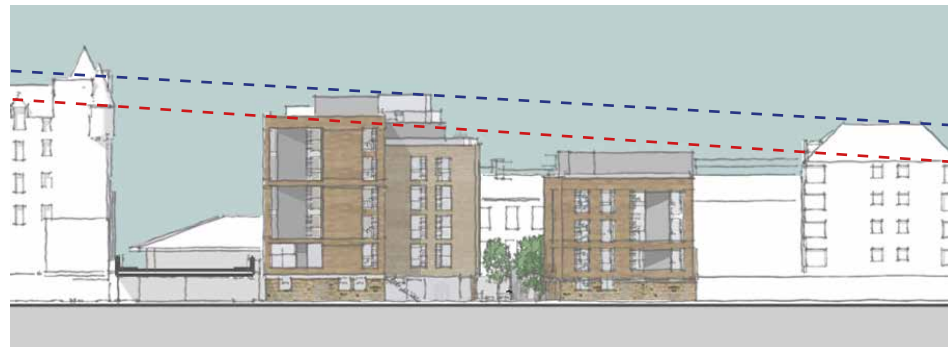
The red line on the adjacent diagrams denoted the established scale of the surrounding buildings as they travel up the hill on Yeaman Place from Dundee Street to Polwarth Crescent and demonstrate that the new proposals are contained within this 'development zone'.

Scale & massing of proposed blocks B1 and B2 continue the rhythm of the existing terraces arranged perpendicular to the canal and respond to the heights of the immediate context

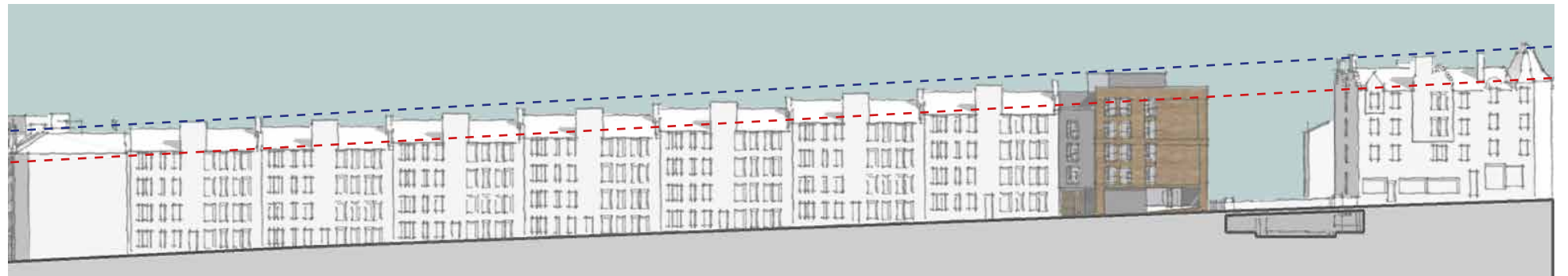


CONCEPT MASSING DIAGRAM FOR B1 AND B2

- - - - - Increasing ridge height
- - - - - Increasing eaves height



Cross Section along the union canal

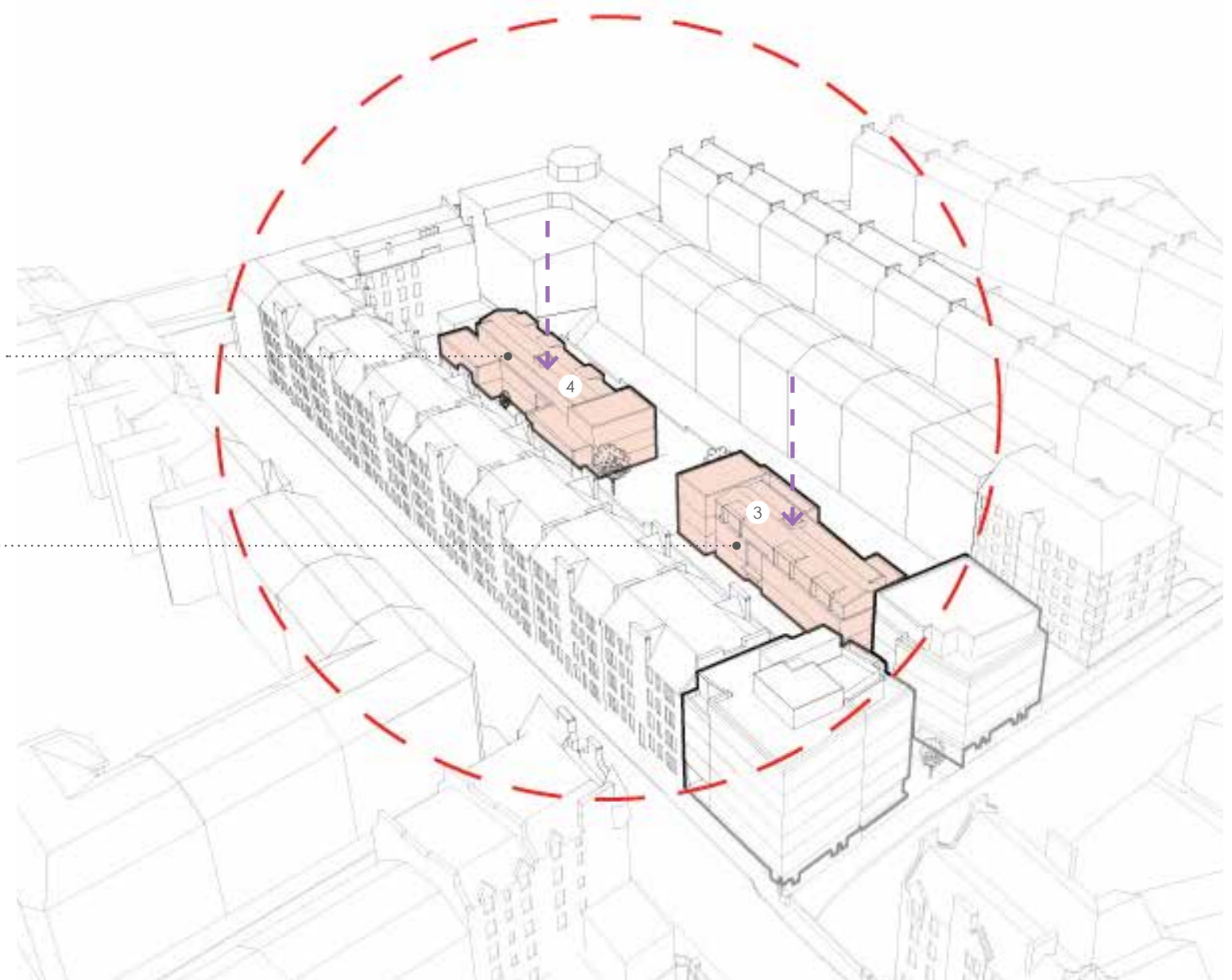


Yeaman Place Street Elevation

5.3 SCALE & MASSING - BLOCKS 3&4, MEWS SCALE

The scale of central blocks (B3 & B4) is reduced to reflect a 'mews courtyard' character and reduce/avoid impact on adjacent properties. By setting mews back from the boundary walls they respect the neighbouring buildings whilst also forming public and private courtyards, creating the potential for soft landscaping breaking up any visual density of the city centre site.

Scale & massing of proposed blocks B3 and B4 to reflect mews proportions to sit behind existing tenements to mitigate/avoid impact on them.



CONCEPT MASSING DIAGRAM FOR B3 AND B4



EXAMPLES OF MEWS SCALE DEVELOPMENTS

West Burn Lane, St Andrews by Sutherland Hussey Harris and Moray Mews, London by Peter Barber Architects



SITE SECTION THROUGH B3

----- 45 degree overshadowing line
 - - - - Existing wall height

5.4 OVERALL SITE AND LANDSCAPE STRATEGY

The form of the built proposals lend the sites landscape layout to a series of linked courtyards, adding a valuable route to the surrounding path network. The landscape proposals look to employ a pair of connecting lanes that join a central, inward facing courtyard with a square that creates a relationship and opening to the Union Canal and tow path. The sequence of lanes and courtyards presents the opportunity for a rhythm of long views leading to spatial openings, each with a distinct feel and character.

The landscape design looks to capitalise on the existing fall running south to north across the site. With strategic placement of planting areas and drainage falls, the proposals look to marry the accessible route with the SUDs strategy. The aspiration is that the planting beds can not only provide seasonal interest, but perform as rain gardens to capture and attenuate surface water run off.



PRECEDENT IMAGES



LANDSCAPE ILLUSTRATIVE PLAN

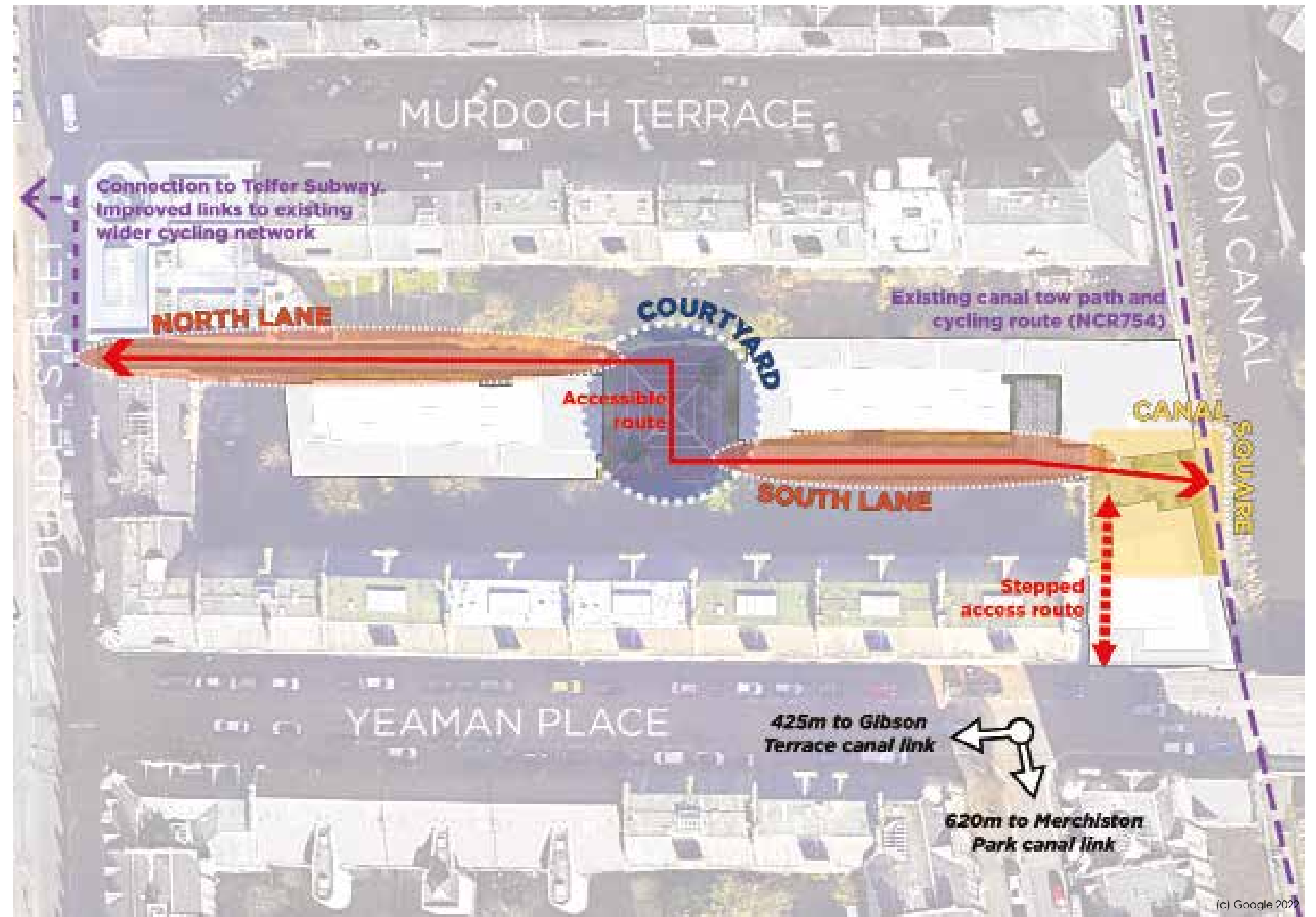
5.5 PROPOSED ACCESS STRATEGY

The site at Yeaman Place sits in a opportune position to both provide a key stepped pedestrian link to the Union Canal from Yeaman Place, whilst connecting two key cycle networks along a step free route. The wider connectivity diagram below highlights the cycleway and footpath safeguards as well as the access safeguard currently in the Edinburgh Local Development Plan.

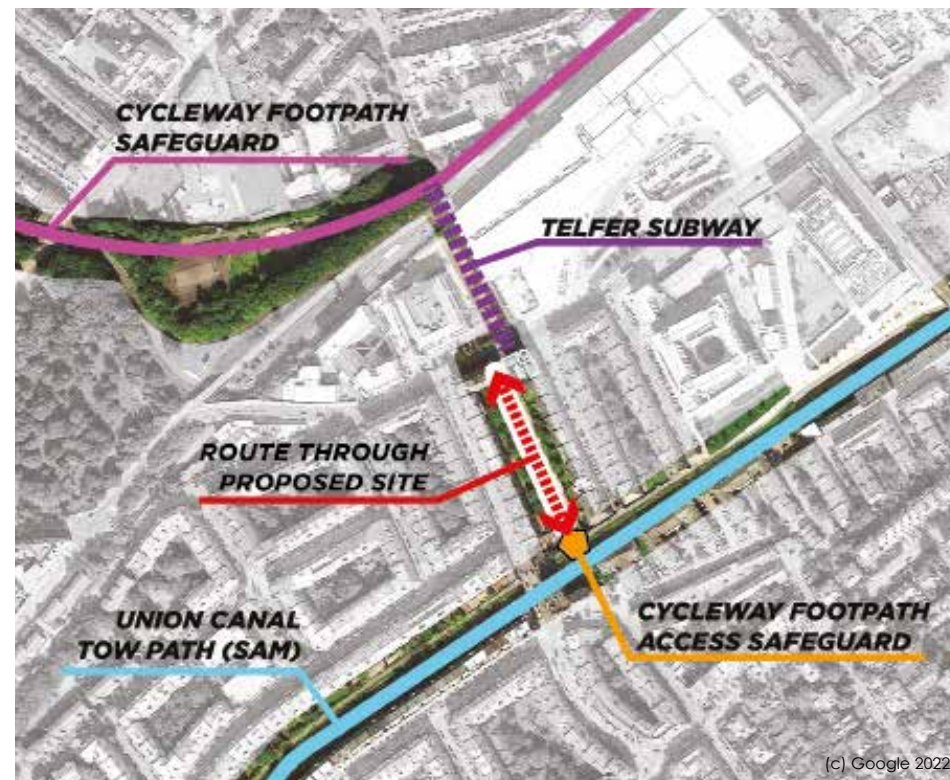
The proposed access strategy provides a level access connection from the Union Canal tow path through to Dundee street. This will enable a more direct connection from the Union Canal to the Telfer Subway and onto the existing footpath and cycleway. This will allow ease of access to the proposed Roseburn Path to Dalry Community Park link which has been approved by City of Edinburgh Council, further promoting safe and active travel.

The proposals also look to provide a stepped connection from the Union Canal through to Yeaman Place, via a low incline stair with ample opportunity for rest stops and the inclusion of a stair bike ramp to enable a cyclist to utilise the new connection with ease.

Currently a pedestrian on Yeaman Place would have to walk a minimum of 425m to reach the tow path via Gibson Terrace, this distance is even greater to the next canal connection at Merchiston Park. The proposed connection at Yeaman Place helps to promote the use of active travel routes away from the busy car dominated streets.



SITE ACCESS DIAGRAM



WIDER CONNECTIVITY DIAGRAM



CYCLE RAMP INTEGRATED TO STEP DESIGN



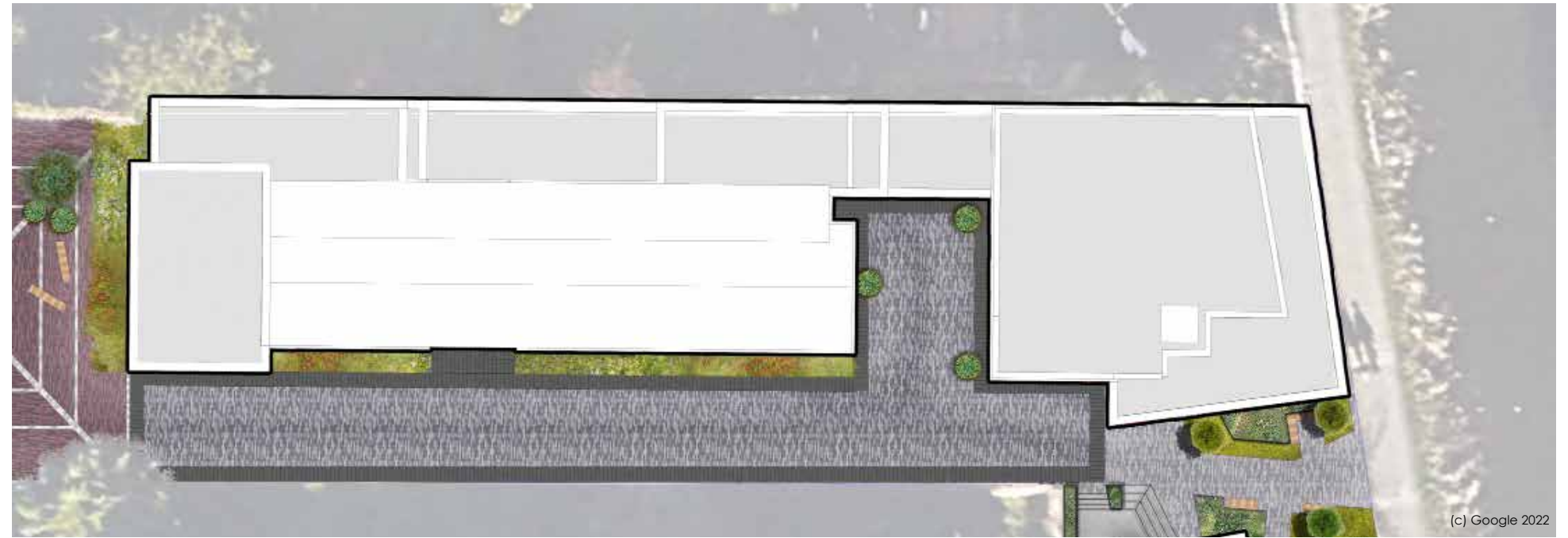
CYCLIST ON NCR754 UNION CANAL TOW PATH



5.6 PUBLIC REALM: THE LANES

The lanes provide the key pedestrian and cyclist connections through the site. By nature they will have long leading vistas, where the views into the site terminate on a soft feature located in the central courtyard. The design and character of the lanes will be defined by generous path widths, giving a sense of security and have contrasting built forms to either side of the lanes.

One side of the lane will be lined by the existing stone wall, here there is the opportunity for low atmospheric lighting to further give a sense of security. To the other side of the lane will be the proposed built form, the landscape here looks to soften this interface with long low planters.



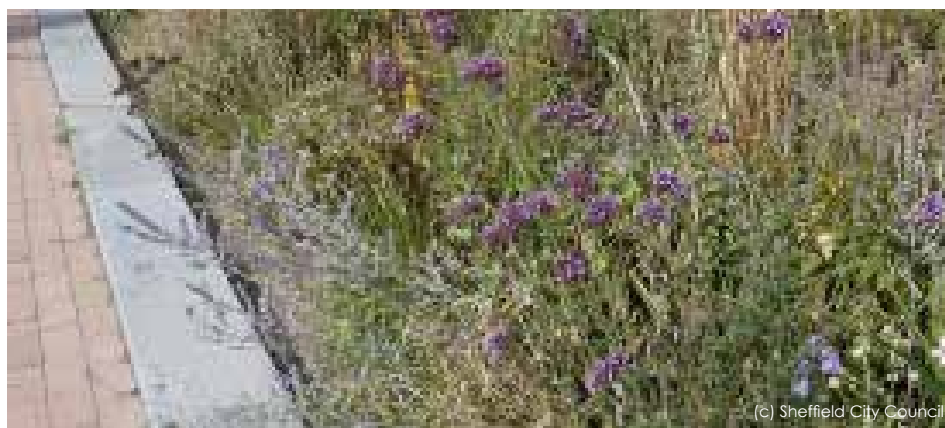
SOUTH LANE - JOINING THE CENTRAL COURTYARD TO THE SQUARE AT UNION CANAL



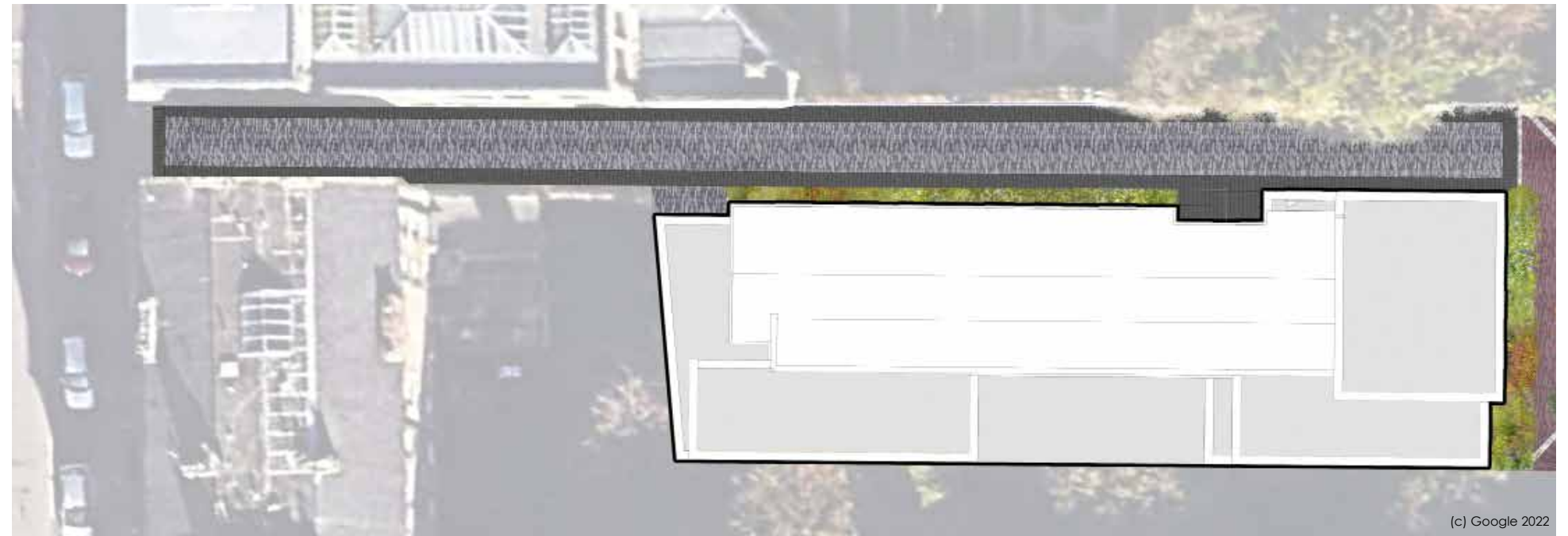
(c) Sheffield City Council



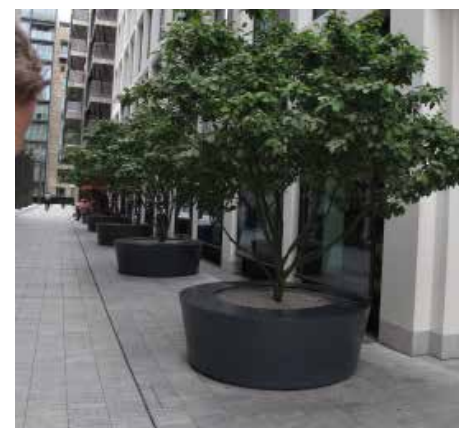
(c) Adobe Stock



(c) Sheffield City Council



NORTH LANE - TYING THE STREETSCAPE OF DUNDEE STREET TO THE CENTRAL COURTYARD



(c) Getty Images - Optimised Environments Ltd



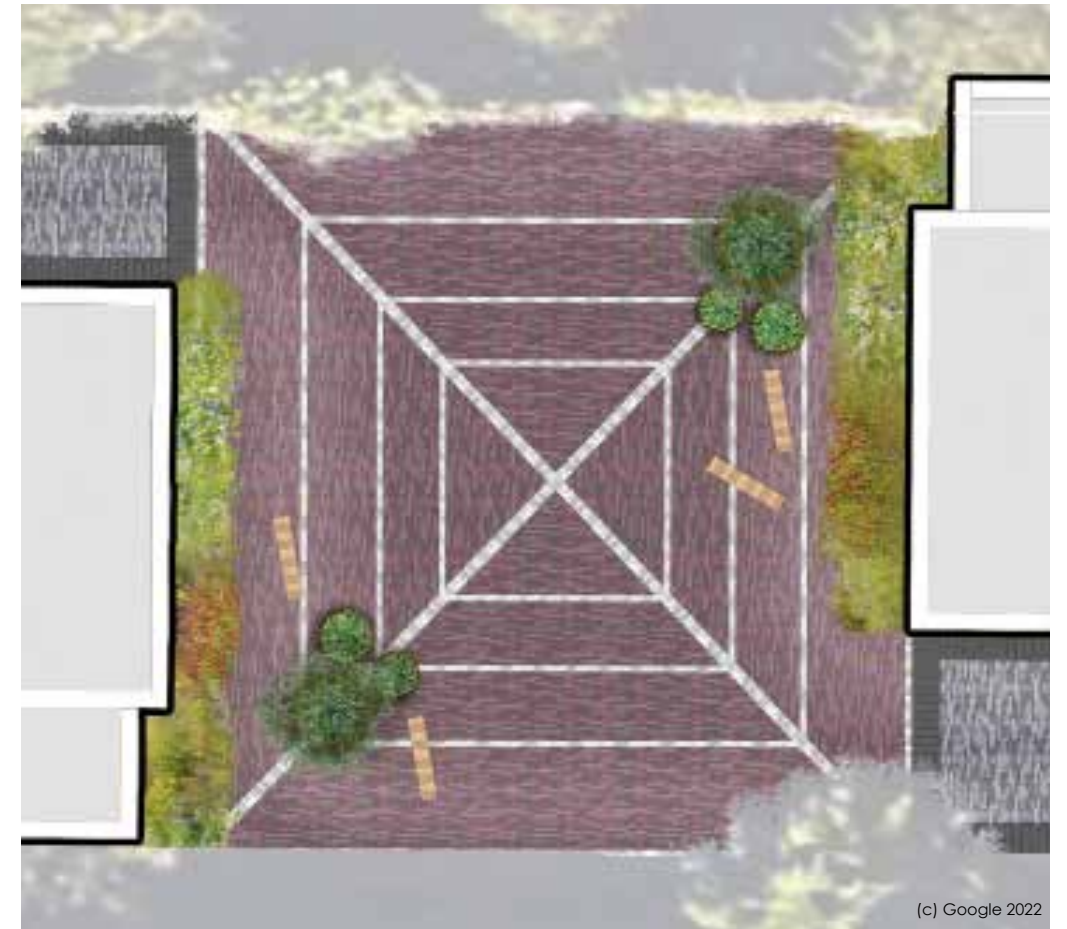
PLANTING PRECEDENT

LIGHTING PRECEDENT

5.7 PUBLIC REALM: THE COURTYARD AND SQUARE

The central courtyard and the square to the canal together provide a variety of amenity spaces for both the residents and the public. The central courtyard aspires to form a series of pocket spaces whilst allowing for the necessary fire access. These spaces aim to use small level changes and considered seating to create reflective, inward facing spaces,

The square to the south of the site, aims to provide a much needed break out space along the tow path. The design looks to provide a space which addresses the canal, allows for access to the building and creates a welcoming terrace for users of the stepped access.



COURTYARD PAVING PRECEDENT

CENTRAL COURTYARD



PLANTING BED AND POCKET SEATING PRECEDENT



TERRACE SEATING AND STEPS PRECEDENT

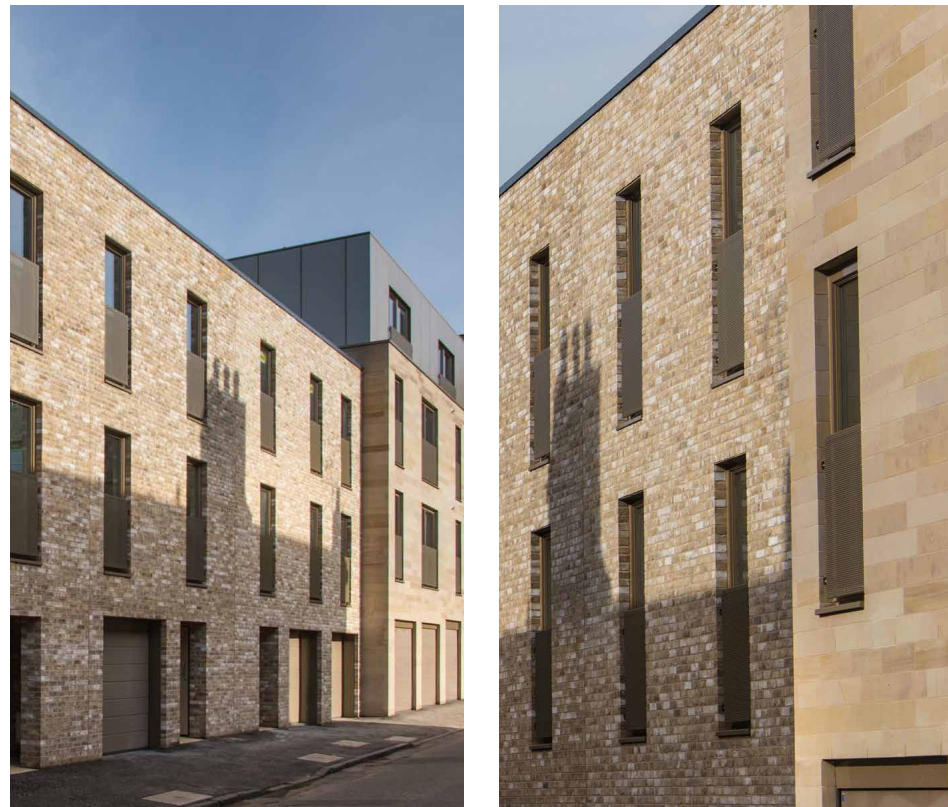
CANAL SQUARE AND STEP ACCESS

5.8 MATERIALITY

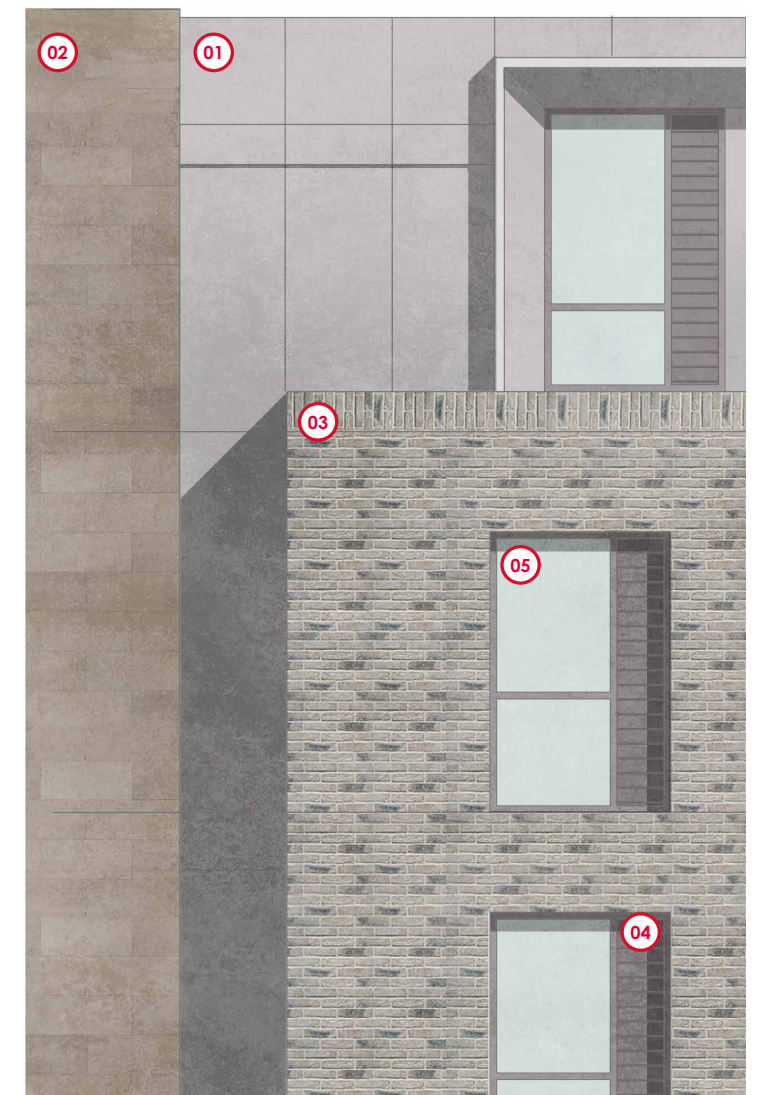
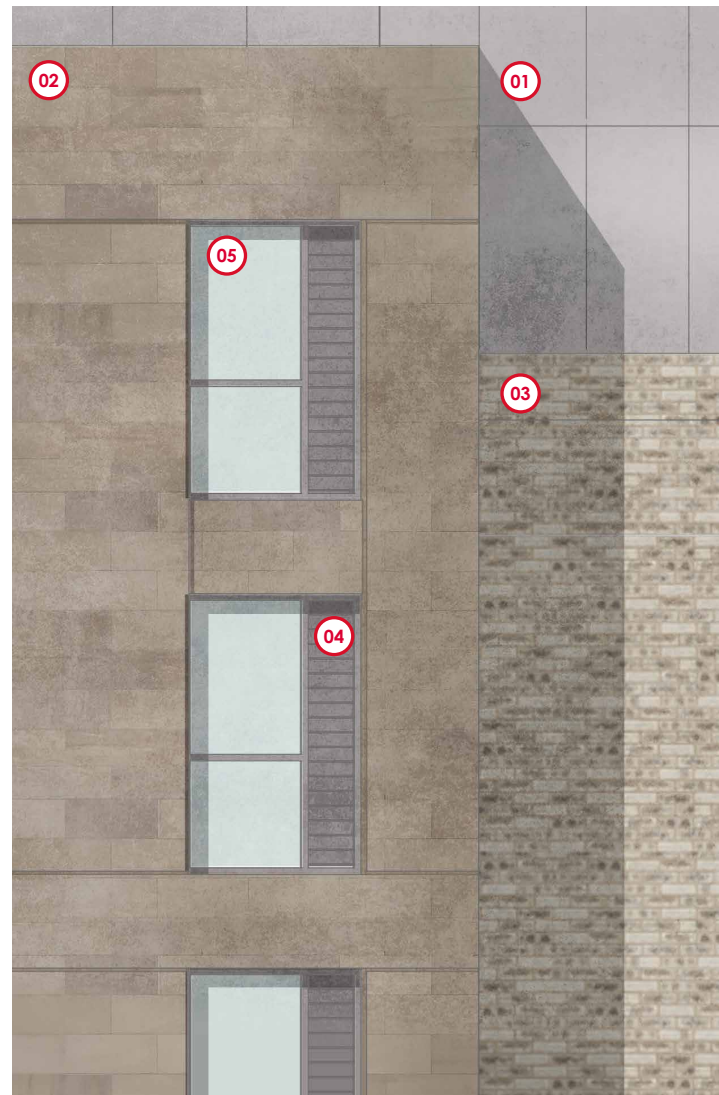
The proposals look to utilise a reserved palette of high-quality materials which reflects the local character of the surrounding area. Stone will be used to formally address Yeaman Place and the Union Canal. This will transfer into a high quality brick detailed finish as you move through the site to blocks 2,3 and 4.



Example Proposed Materials Palette



Local development, Horne Terrace, Edinburgh, by CDA



- PROPOSED MATERIALS**
- 01** STANDING SEEM CLADDING
 - 02** SANDSTONE FINISH
 - 03** BRICK FINISH
 - 04** CLADDING PANELS
 - 05** ALUMINIUM WINDOWS SET

5.9 PROPOSAL VIEWS

Indicative massing, of the proposed PBSA development, from the key viewpoints which have been previously identified.



VIEW NORTH WEST DOWN YEAMAN PLACE



VIEW FROM COURTYARD TOWARD CANAL
YEAMAN PLACE, EDINBURGH - PUBLIC CONSULTATION



VIEW FROM SOUTH SIDE OF CANAL



VIEW FROM BRIDGE OVER CANAL

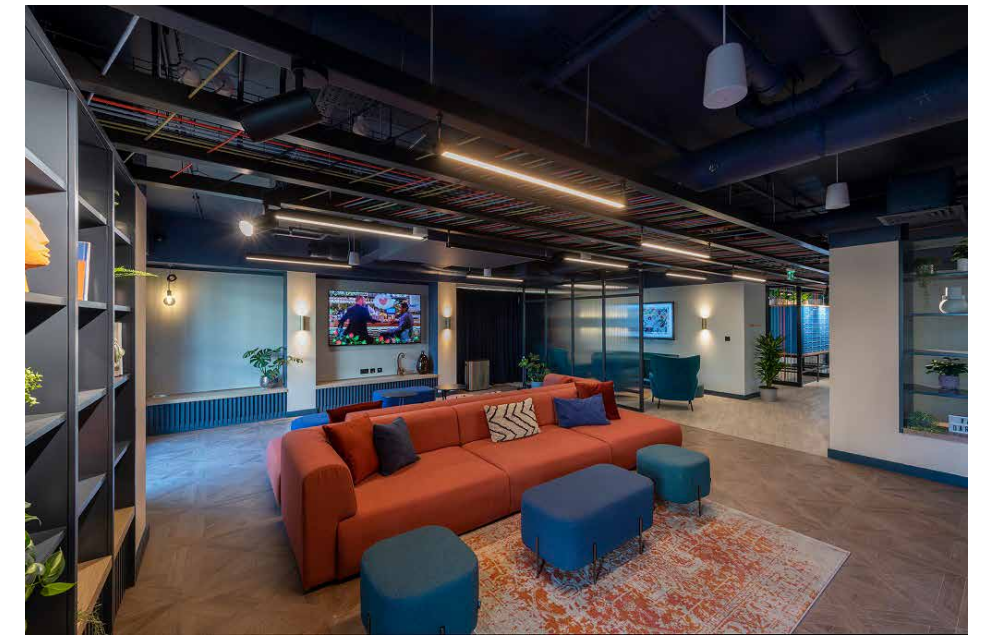
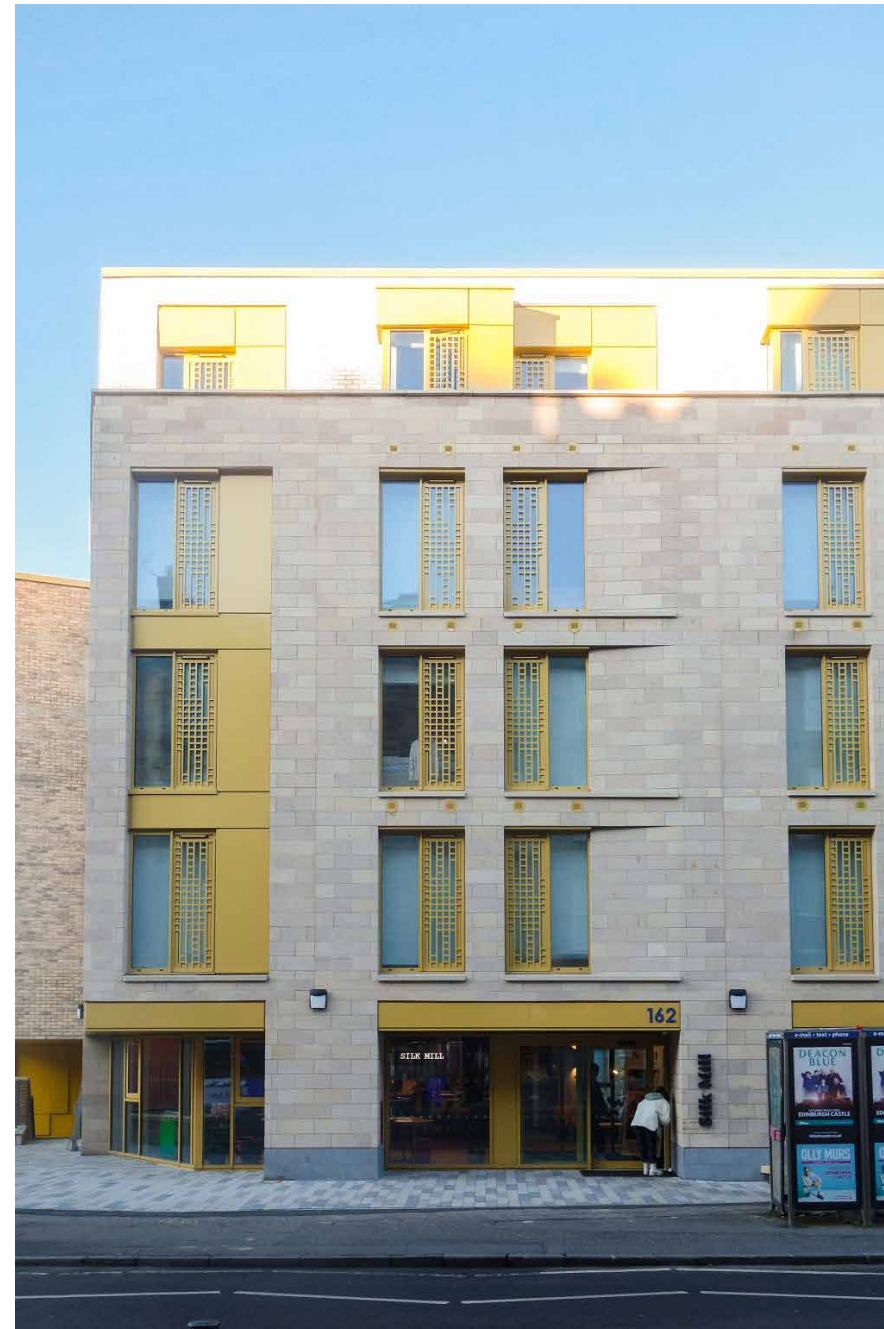
6.0 CASE STUDY

6.1 DUNDEE STREET - STUDENT ACCOMMODATION, EDINBURGH

The 225 bedroom development occupies a prominent site in the Fountainbridge area of Edinburgh.

The accommodation is contained within a singular block uniquely broken up by the arrangement of varying façade materials such as brick, stone and brass effect cladding. It is further distinguished with the use of varying devices such as deep reveals, asymmetric detailing and splayed façades to provide a more organic and relaxed aesthetic.

Containing cluster flats & studio apartments, the scheme includes state of the art amenity spaces spread over two floors with a central landscaped courtyard featuring large format TV and barbecue facilities. The use of a green roof system provides a visual amenity for both the occupants and the neighbouring residents



7.0 NEXT STEPS

7.1 NEXT STEPS

This document supports a pre-application consultation for a proposed purpose-built student accommodation development at Yeaman Place, Edinburgh.

The proposals will make efficient use of this highly accessible site and provide much needed student accommodation and new pedestrian / cyclist links.

The design has been developed taking into consideration the characteristics of the site and surrounding area, and will contribute towards creating a sense of place in keeping with local uses.

The new pedestrian and cycle routes from the Union Canal to Yeaman Place and Dundee Street will benefit future occupants and the wider community.

Subject to this consultation exercise and further discussions with City of Edinburgh Council, we propose to submit a detailed planning application for the proposals later in 2022. The Applicant and the Design Team will take account of the comments made during this consultation stage as the proposals are developed ahead of submission.

Our proposed timeline is provided below:

3 March 2022: Consultation opens.

10 March 2022: Online consultation event, 3pm – 7pm.

13 March 2022: Deadline for feedback on the consultation.

Spring 2022: Submission of planning application & supporting documents.

Autumn 2022: Projected approval by City of Edinburgh Council.

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

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