

PUBLIC CONSULTATION

72-74 EYRE PLACE, EDINBURGH

CREATED ON BEHALF OF

CA VENTURES



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ARCHITECTS



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1.0 APPRAISAL

1.1 INTRODUCTION

This public consultation document will outline the proposal for the redevelopment of the former Jewson builders merchant site at 72-74 Eyre Place, Edinburgh. The proposal involves the erection of a purpose-built student accommodation development comprising of around 210 beds along with internal and external amenity spaces, access and cycle parking.

This document is prepared on behalf of the Applicant and will explain the development and concepts for the proposed scheme.

The Applicant is seeking to bring forward a purpose-built student accommodation development at the site. The proposals comprise the erection of two new buildings, the larger of which closest to Eyre Place is currently proposed to be six storeys in height with an upper floor set back, dropping down to four storeys along Eyre Place Lane. The smaller building fronting Eyre Place Lane is currently proposed to be three storeys in height with an upper floor set back. The development will also provide external and internal amenity spaces, access, cycle parking and landscaping.

The initial proposals have been developed in accordance with City of Edinburgh Council policy and guidance, taking account of the characteristics of the site and surrounding context.

1.2 CURRENT USE AND CONDITION

The Eyre Place Lane site has previously been used as a builder's yard which formerly contained three derelict low storey buildings. These functioned as an office, shop, and storage facilities for the builders' yard and these have now been demolished.

The site is partially within the New Town Conservation Area and the New Town Gardens and Dean Historic Garden Designed Landscape. The Edinburgh World Heritage Site Boundary is located further to the south of the site.

The wider surrounding area is predominantly residential, with a range of services and amenities close by, including shops, offices, cafes, and restaurants. The Rodney Street and Dundas Street local centres, as identified by the Edinburgh Local Development Plan, are both a short walk from the site and the city centre is approximately twenty minutes' walk from the site.

The site is immediately adjacent to the high quality public open space of King George V Park. Inverleith Park and the Water of Leith Walkway are also within walking distance of the site.

The site is also well connected to public transport with local bus connections available a short walk from the site on Eyre Place and Rodney Place. Waverley Railway Station and Edinburgh Bus Station are approximately twenty-five-minutes' walk from the site, providing rail, tram, and bus connections across the UK.

The proposal seeks to regenerate a currently disused plot to provide a



new development that contributes to the local area by enhancing the character of the surrounding built environment and knit effectively into the surrounding context.

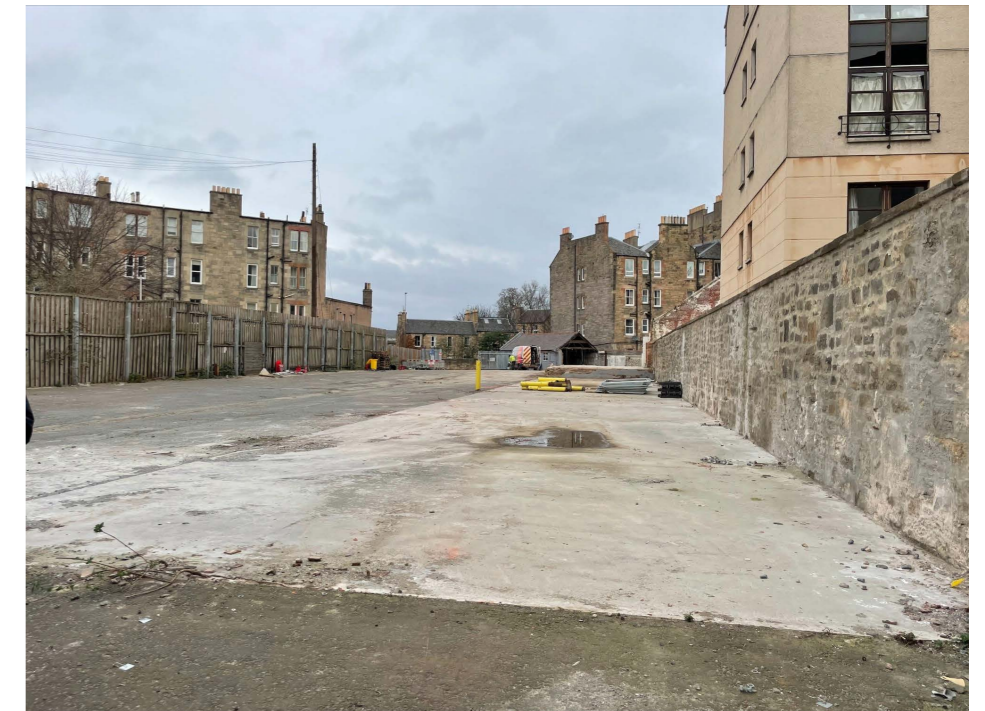
1.3 CA STUDENT LIVING

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. All designed with one thing in mind – to create communities of healthier, happier students.

Launched in 2021, Novel operate and manage properties in Glasgow and Sheffield, along with Silk Mill (Dundee Street) and soon-to-be-opened Huxley Studios (Stanley Place) in Edinburgh.

All their developments benefit from their on-site management and maintenance team, with CCTV monitoring and wardens working to respond to any incidents. They strongly believe in sustainable modes of transport, with all their buildings offering bikes for residents to use.



2.0 WIDER CONTEXT APPRAISAL

2.1 CITY TRANSPORT LINKS

The site is very well served in terms of public transport links with many bus stops within walking distance from the site. The site is also located near the Water of Leith walkway as well as within walking distance of Edinburgh University's largest University campuses.

2.2 UNIVERSITIES & COLLEGES

The site is located within the city centre and in a prime location with access to Edinburgh's universities by foot, bike and public transport.

Edinburgh College Of Art

Walking: 21 mins
Bicycle: 9 mins
Public Transport: 20 mins

The University Of Edinburgh, Old College

Walking: 30 mins
Bicycle: 12 mins
Public Transport: 20 mins

The University Of Edinburgh, George Sq. Campus

Walking: 32 mins
Bicycle: 14 mins
Public Transport: 25 mins

Napier University, Merchiston Campus

Walking: 51 mins
Bicycle: 16 mins
Public Transport: 33 mins

The University Of Edinburgh, King's Buildings Campus

Walking: 1hr
Bicycle: 19 mins
Public Transport: 33 mins

Napier University, Craiglockhart Campus

Walking: 1hr 22 mins
Bicycle: 25 mins
Public Transport: 26 mins

Napier University, Sighthill Campus

Walking: 1 hr 45 mins
Bicycle: 31 mins
Public Transport: 40 mins



KEY

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

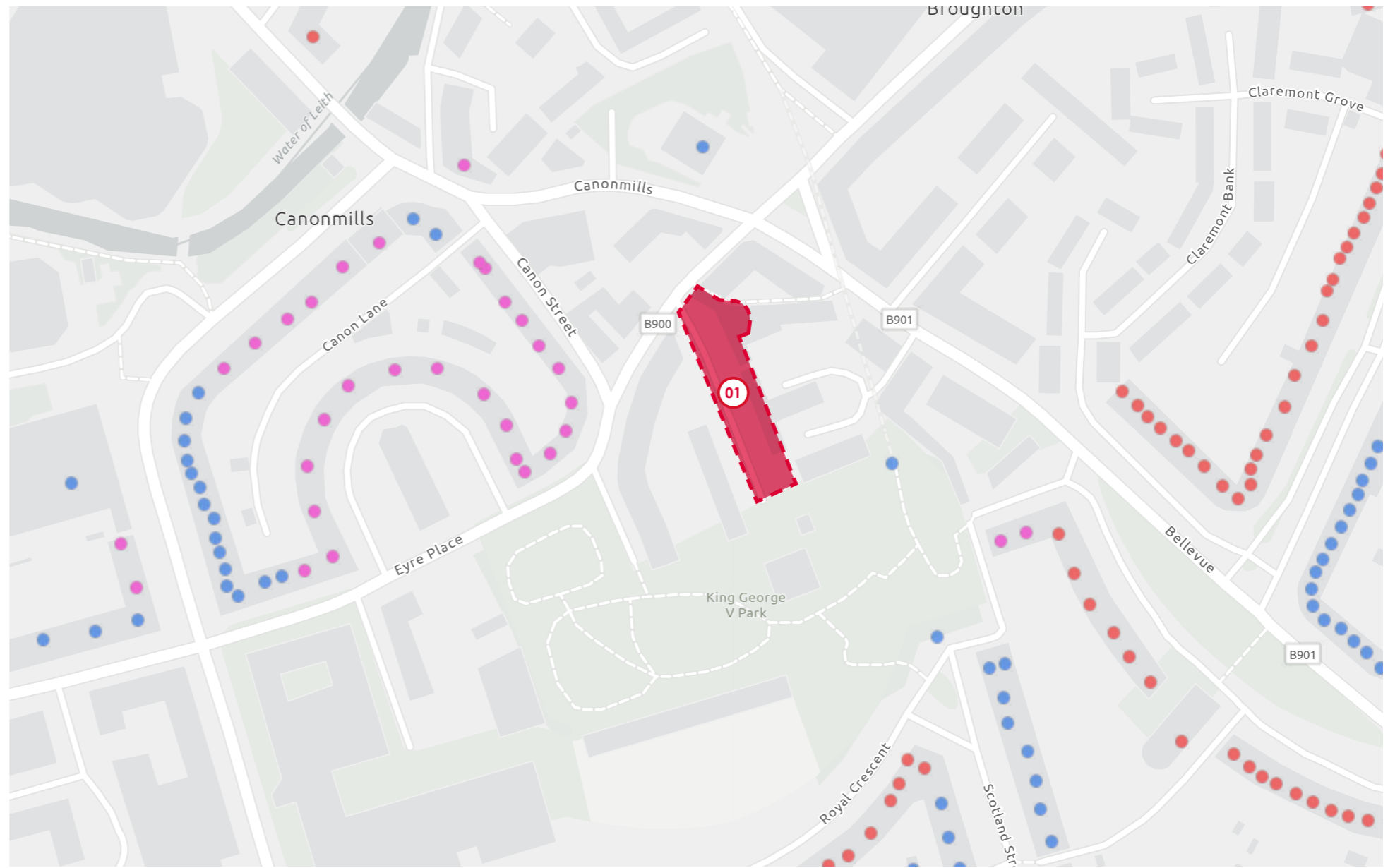


2.3 LISTED BUILDING AND CONSERVATION AREA

The diagram opposite illustrates the location of the proposed development which is partially within the New Town Conservation Area and the New Town Gardens and Dean Historic Garden Designed Landscape. The site is not located within the World Heritage Site.

There are no listed buildings on or within one hundred metres of the site. The nearest listed buildings are located on the west side of Canon Street, some one hundred metres to the west of the site.

The B listed Rodney Street Tunnel is located to the south east and there are category B and C listed buildings further to the west and south east of the site; however, these are almost entirely screened from view by intervening buildings, landscape and trees.



KEY

Listed Buildings within the surrounding area

Category A

Category B

Category C

01 SITE

--- SITE BOUNDARY



Edinburgh Conservation Area



Edinburgh World Heritage Site

3.0 LOCAL CONTEXT APPRAISAL

3.1 SITE CONTEXT

The site is located fronting Eyre Place to the north, with an extensive frontage to Eyre Place Lane to the west. Eyre Place Lane is within the Cannonmills area just outside Edinburgh's city centre, adjacent to King George V Park and a short walk from the water of Leith.

Eyre place lane runs parallel to Edinburgh's Rodney Street local centre, which is identified in Edinburgh's local development plan as an area with ample local amenities with local shops and other services within walking distance, contributing to a sense of community.

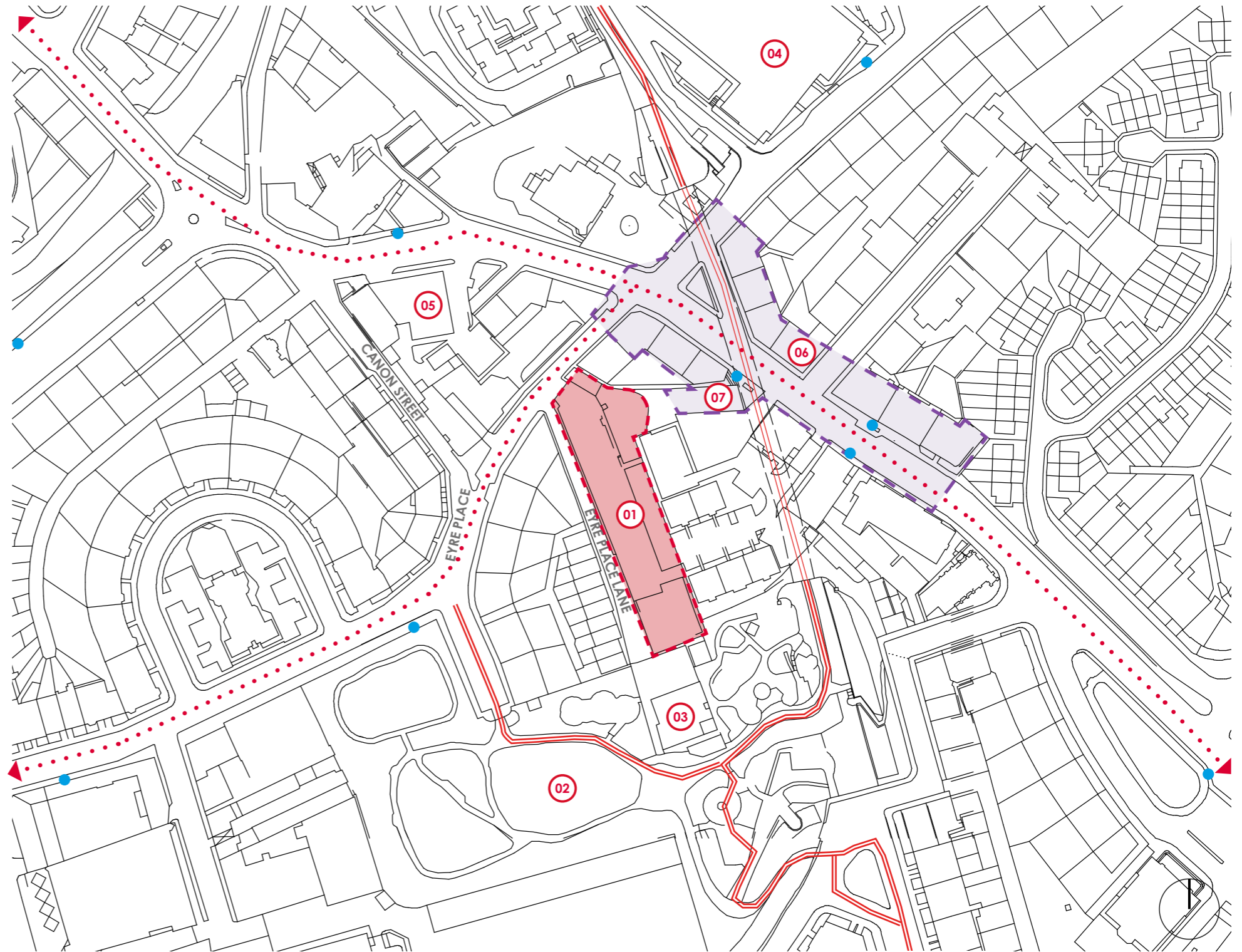
The Dundas Street local centre, as identified in the Edinburgh Local Development Plan, is also a short walk from the site and provides a range of services and amenities.

Within walking distance, there is a Lidl and Tesco superstore that provides ample provisions for the students.

3.2 LOCAL TRANSPORT LINKS

The site is also located just north of the King George V Park, with ample cycle paths. The National Cycle Network runs parallel to the site to the east. Adequate cycle storage provision is a key component of a project of this nature and will encourage students to cycle to and from university.

Local bus connections available a short walk from the site on Eyre Place and Rodney Place. Waverley Railway Station and Edinburgh Bus Station are approximately twenty-five-minutes' walk from the site, providing rail, tram, and bus connections across the UK.



KEY

- 01 PREVIOUS BUILDINGS ON SITE (NOW DEMOLISHED)
- 02 KING GEORGE V PARK
- 03 THE YARD
- 04 ROUTE TO LOCAL LIDL & TESCO SUPER STORE
- 05 PETROL STATION
- 06 EDINBURGH BIKE CO-OP
- 07 GYM

- - - SITE BOUNDARY
- - - RODNEY STREET EDINBURGH LOCAL CENTRE
- == NATIONAL CYCLE NETWORK
- ◄...► PRIMARY TRANSPORT LINK
- BUS STOPS

3.3 LOCAL CHARACTER

The photos shown on this page illustrate the mix of different building typologies in the local area.

The site's neighbouring buildings consist of 4-5 storey traditional tenement buildings and more modern five-storey residential developments. Whilst there are various building types, the general mass of these streets is dominated by a four-storey tenement scale and sandstone finish. Eyre Place lane is overlooked by the backs of the tenements to Eyre Place east of the site, the more modern residential and office buildings to the west and the three-storey mews development to the south of the site.

The mews development opposite the site is not characteristic of a typical Edinburgh mews found with the New Town area which are typically lower in scale and of stone material.



1. Eyre Place Lane Mews Houses



2. View of neighbouring residential buildings on Rodney Place



3. Broughton Road junction looking towards Eyre Place



4. The Yard Edinburgh



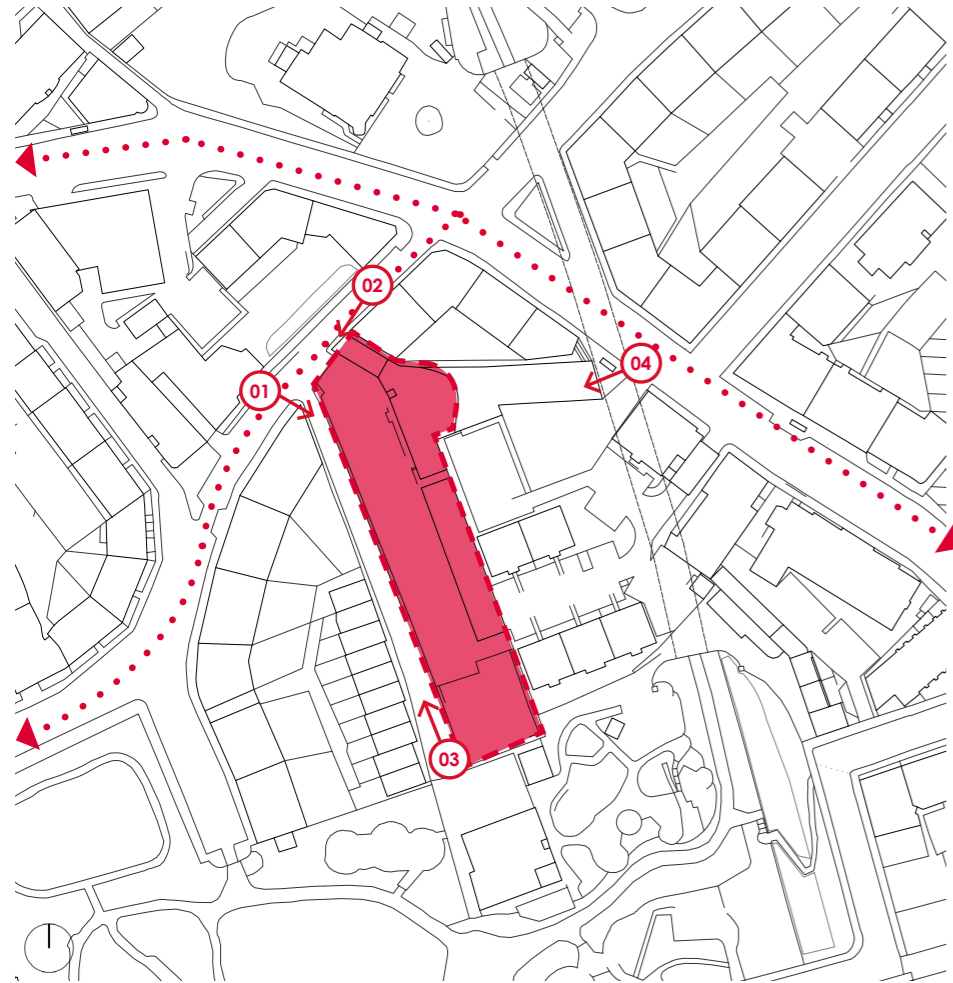
5. Rodney Street local centre



6. Rodney Street view to residential development, and yoga studio.

3.4 LOCAL VIEWS

Local views identified throughout the surrounding area in which the proposal can enhance the visual amenity of the area.



LOCAL VIEWS

01 VIEW SOUTH FROM EYRE PLACE

02 VIEW SOUTH EAST, APPROACH FROM RODNEY STREET LOCAL CENTRE

03 VIEW NORTH FROM THE YARD ADVENTURE CENTRE

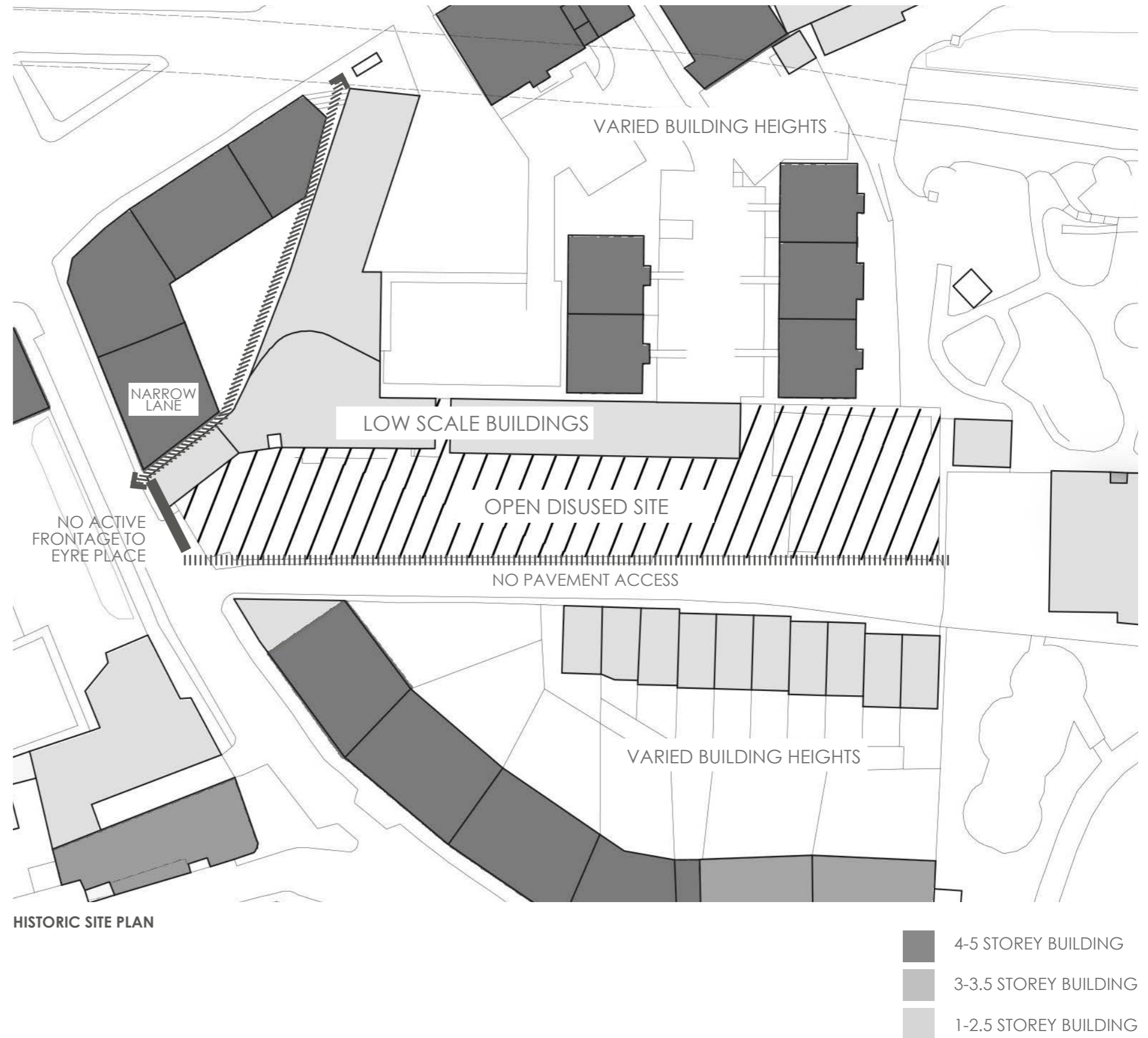
04 VIEW WEST FROM RODNEY STREET

◀•••▶ PRIMARY TRANSPORT ROUTE

4.0 OPPORTUNITIES

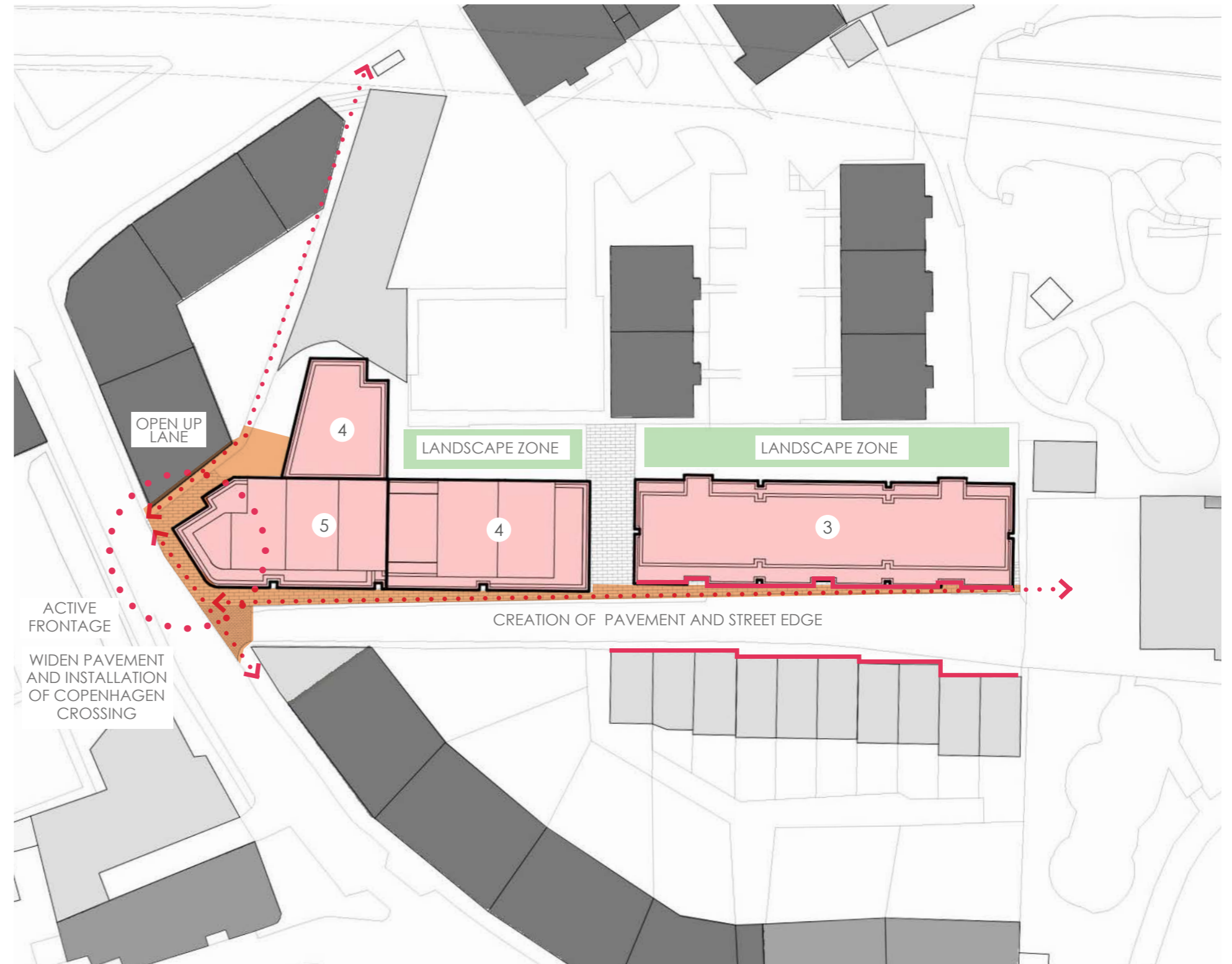
4.1 HISTORIC SITE ANALYSIS

- The site previously had low scale buildings which have recently been removed.
- Open site has no effective street scape or edge to Eyre Place Lane and has a lack of active frontage to Eyre Place which is a main transport route.
- Narrow and uninviting lane which runs between Eyre Place and Rodney Street.
- Varying building types and heights
- Narrow and limited pavements around site hinders pedestrian's ease of access around site and local area.



4.2 PROPOSAL OPPORTUNITIES

- Infill a now redundant brownfield site and create a more effective street edge along Eyre Place and Eyre Place Lane.
- Buildings responding to height and typology of existing residential buildings
- Open up northern section of the narrow lane which runs from Eyre Place to Rodney Street.
- Active frontage to Eyre Place, creating a more dynamic street scape connecting Rodney Street and Dundas Street, connecting two of Edinburgh's "Local centres" as identified in the Edinburgh local development Plan
- Feature corner to Eyre place creating a set back from the existing buildings.
- Enhanced pedestrian infrastructure by increasing the pavement along the front to Eyre Place and creating a 'Copenhagen Crossing' at the junction between Eyre Place and Eyre Place Lane.
- Improve the local area with landscaped areas which will improve the proposal.
- Utilise and support local amenities surrounding the site.



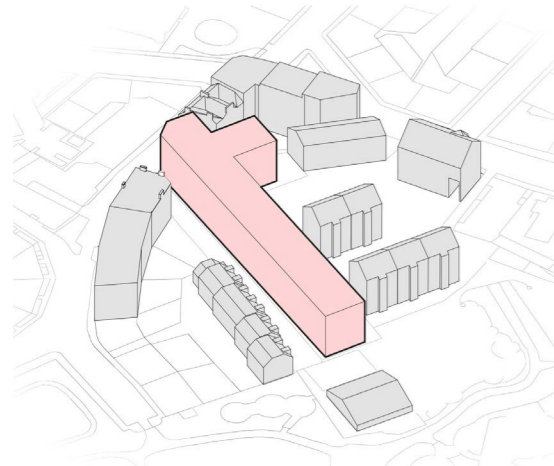
DEVELOPMENT WITHIN SITE

- 4-5 STOREY BUILDING
- 3-3.5 STOREY BUILDING
- 1-2.5 STOREY BUILDING

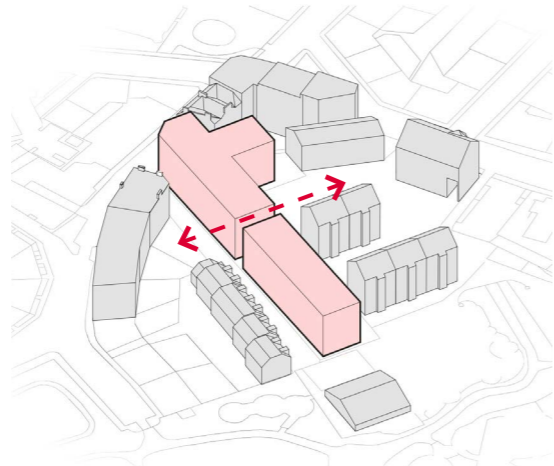
5.0 OUTLINE PROPOSAL

5.1 SCALE AND MASSING

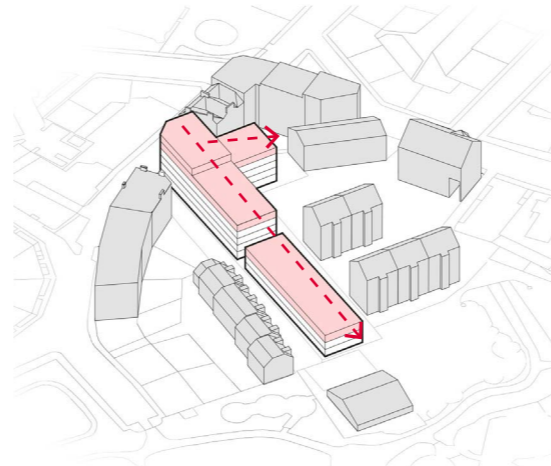
The diagrams below illustrates the careful thought process behind the massing of the proposal. The proposal's aim is to have a stepped approach to settle between the existing surroundings between the high residential development to the east of the site down to the three-storey mews houses and tenement garden areas to the west.



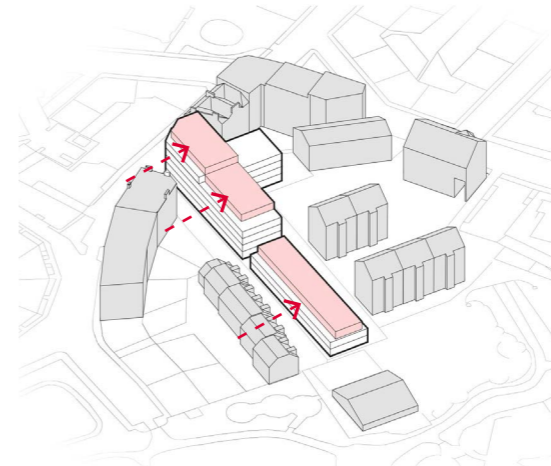
Massing responding to site footprint



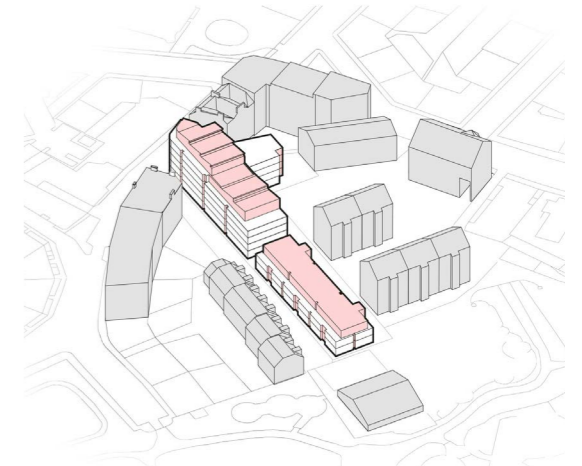
Split to allow each block to respond to their immediate context and create an effective street edge which the current open site was not providing.



Storey levels stepped to respond to the tapered levels of the site running north to south.



Step back top storeys to reduce impact on surrounding context.



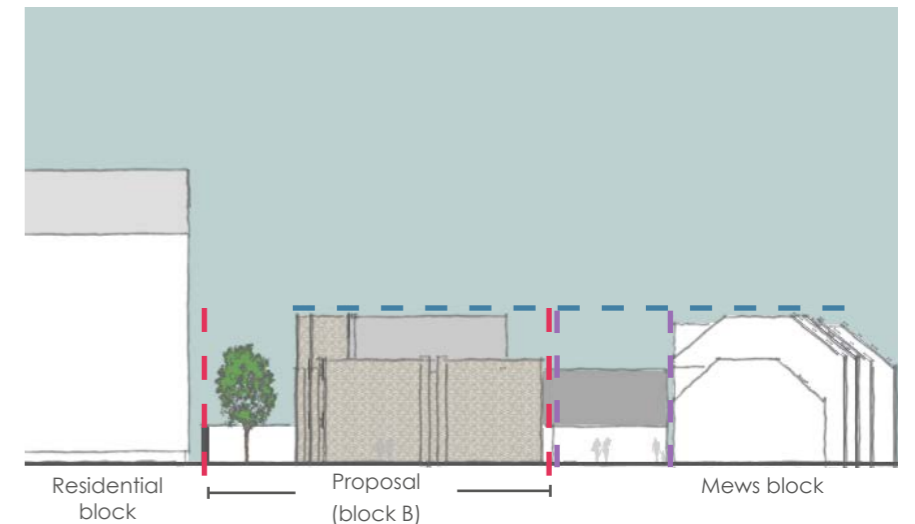
Create a varied roof scape of flat and pitched roof to respond to varying roofs surrounding site and incorporate facade indents to break up massing further.

MASSING DEVELOPMENT DIAGRAMS



AS PROPOSED CONCEPT MASSING OF THE PROPOSALS IN CONTEXT, WEST ELEVATION

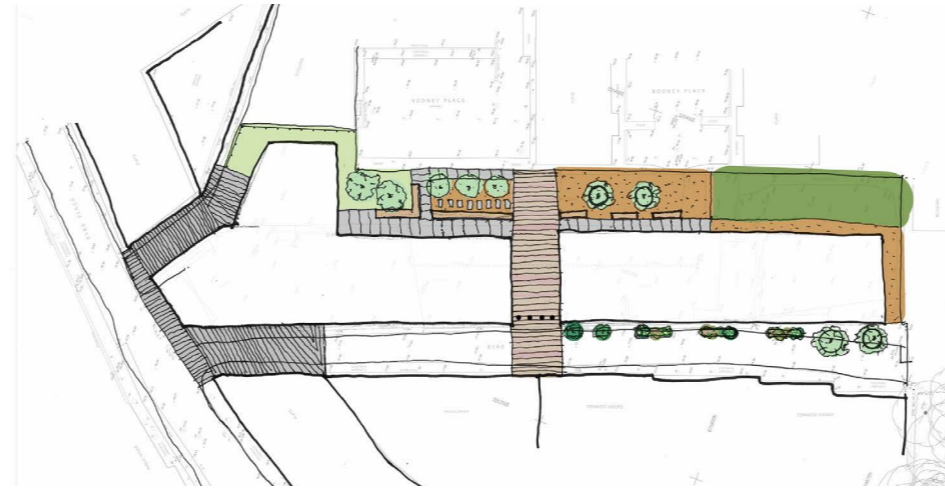
- — — Proposal contained within established development zone
- — — Typical mews proportions
- — — Site boundary



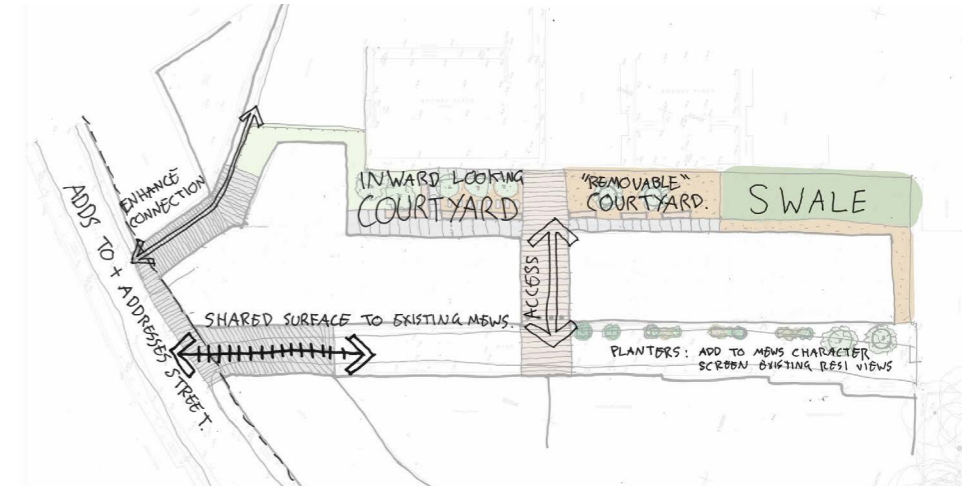
AS PROPOSED CONCEPTUAL MASSING OF THE PROPOSAL IN CONTEXT, BLOCK B NORTH ELEVATION

5.2 SITE AND LANDSCAPE PROPOSAL

The landscape proposals look to address three key aspects of the site. Firstly, the contribution to the street scape of Eyre Place; providing positive frontage whilst promoting the existing pedestrian connection to Rodney Street. Secondly, enhancing and knitting into the existing mews character of Eyre Place Lane, being mindful of the material palette and existing residents and businesses. Finally, the landscape proposals aim to provide quality and a variety of amenity spaces for the future occupants. The design of the amenity spaces will align with a sustainable drainage design, with both hard materials and planting selections working in tandem to deliver a functional and attractive space.



INITIAL CONCEPT SKETCH



SPATIAL FRAMEWORK



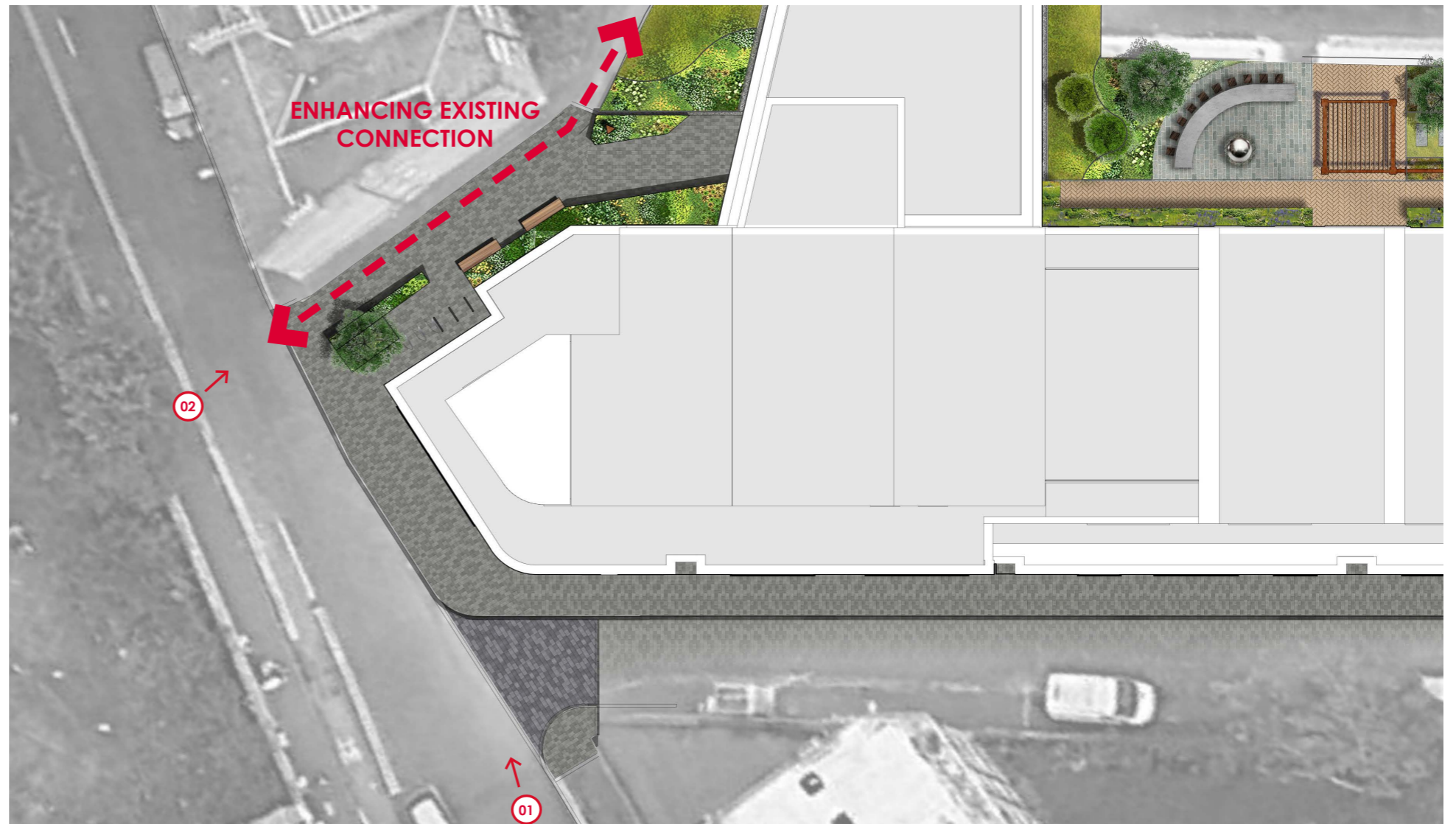
LANDSCAPE ILLUSTRATIVE PLAN

5.3 LANDSCAPE STRATEGY - STREET SCAPE AND ACCESS

Eyre Place provides a key connection between two Edinburgh “local centres” at Dundas Street and Rodney Street as identified in the Edinburgh Local Development Plan. The proposals seek to enhance this connection by providing an active frontage to the street, addressing the existing disused builders yard, and providing a development that suits the residential and local character of the area. The feature curved entrance addresses the street while avoiding having an impact on the existing tenements.

The proposal will aim to have a pedestrian friendly strategy. This is achieved by widening the pavement along Eyre Place at the north side of our proposal which will link into a Copenhagen crossing at the junction of Eyre Place and Eyre Place Lane. These street interventions will create an inviting public realm. The type of crossing is designed to encourage vehicles to slow down and give way to pedestrians which will tie in well due to the narrow nature of Eyre Place Lane.

With the new massing on the site, it will open up the narrow lane which runs from Eyre Place to Rodney Street. The windows overlooking the lane from the proposal will also provide natural surveillance for safety.



VIEWS

01 VIEW WEST ALONG EYRE PLACE

02 VIEW TO OPENED UP PATH CONNECTING EYRE PLACE TO RODNEY STREET

5.4 LANDSCAPE STRATEGY - EYRE PLACE LANE MEWS

Following consultation with CEC Planning, the proposal's massing sits hard against Eyre Place Lane edge addressing the street along the east side of the lane and engage with the existing mews style block on the opposite side to create an engaging street.

Eyre Place Lane currently only has dedicated pedestrian routes to the side opposite the proposed development. The landscape down the lane focusses on tying the development into the existing setted carriageway whilst providing a dedicated pedestrian pathway. Utilising complementary materials and low kerbing this approach aims to create a traditional mews character.

As the lane reaches the entrance to The Yard, it widens, providing an opportunity to place some stand alone street planting, further adding to the mews character.

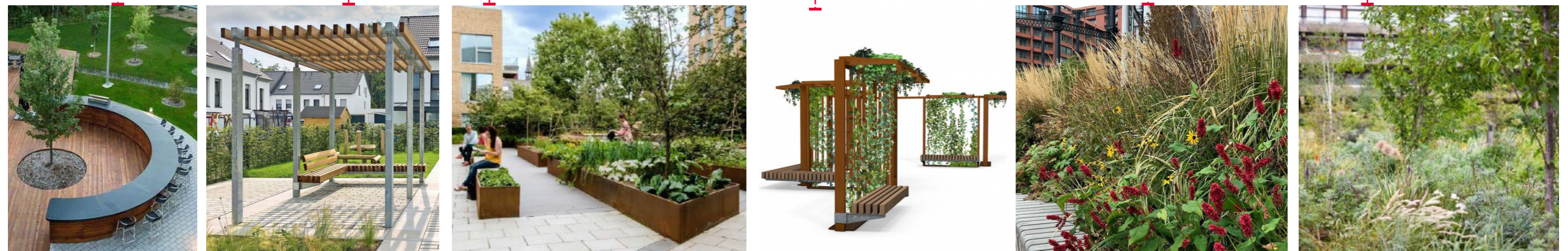
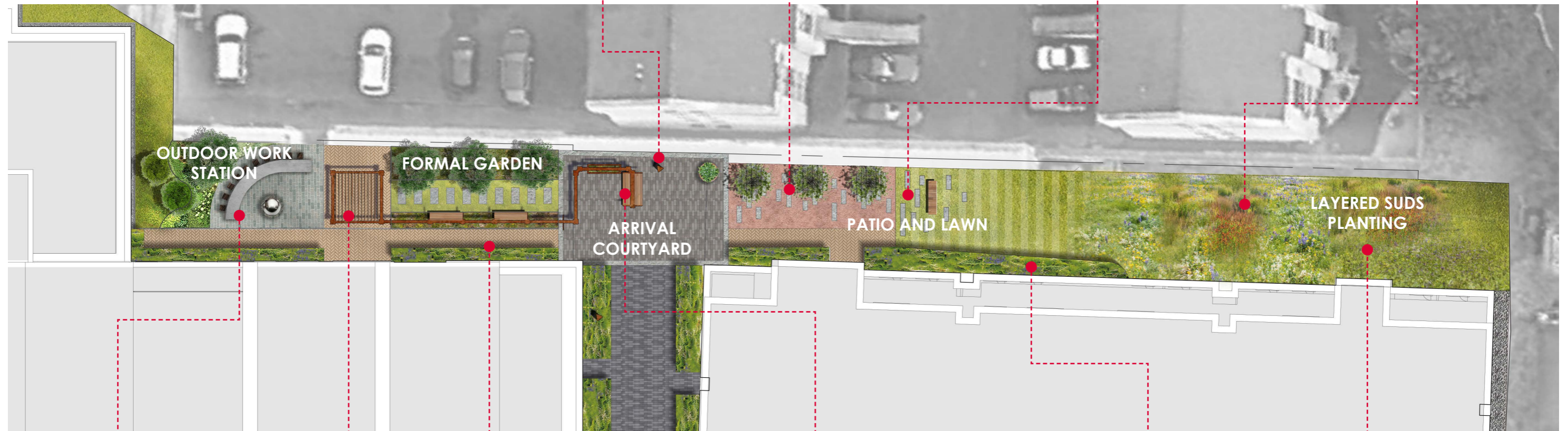


EXAMPLE OF EDINBURGH MEWS CHARACTER

5.5 LANDSCAPE STRATEGY - EXTERNAL AMENITY

The opportunity to implement good amenity space lies in the east of the development site. The long, narrow nature and drainage constraints of this piece of land lends itself well to the design themes found in a linear park.

The programming of the amenity areas transitions from highly formal, with structured uses such as outdoor work spaces and arranged gardens; to a predominantly visual amenity in the SUDS planting. The design looks to provide future occupants with a diversity of spaces as well as integrating attractive drainage solutions such as rain gardens to further benefit the SUDS on the site.



5.6 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 the north street edge to Eyre place. This will link into brick as you progress through the site ending with the mews building using a complimentary lighter brick to help define the two masses.



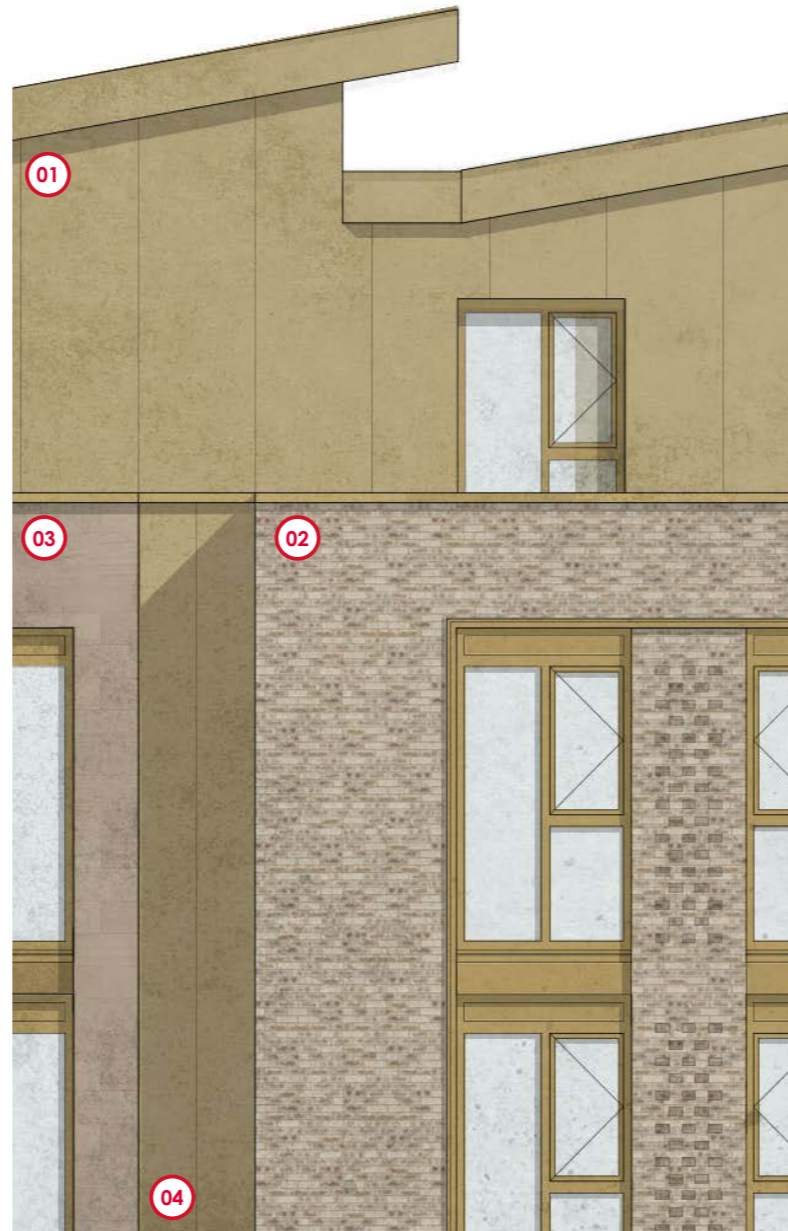
Example Proposed Materials Palette



Local development, Horne Terrace, Edinburgh, by CDA

PROPOSED MATERIALS

- 01** STANDING SEEM SET BACK UPPER LEVEL
- 02** BRICK FINISH
- 03** SANDSTONE FINISH TO EYRE PLACE STREET FRONT
- 04** CLADDING INDENT/DETAILS TO BREAK UP MASSING



SKETCH ELEVATION SAMPLE BLOCK A



SKETCH ELEVATION SAMPLE BLOCK B

5.7 PROPOSAL VIEWS

Views around the site to highlight the improved visual amenity the proposal will bring to the local area and the improved infrastructure around the site.



VIEW FROM EYRE PLACE LOOKING EAST



VIEW DOWN EYRE PLACE LANE LOOKING NORTH



VIEW FROM EYRE PLACE LOOKING SOUTH

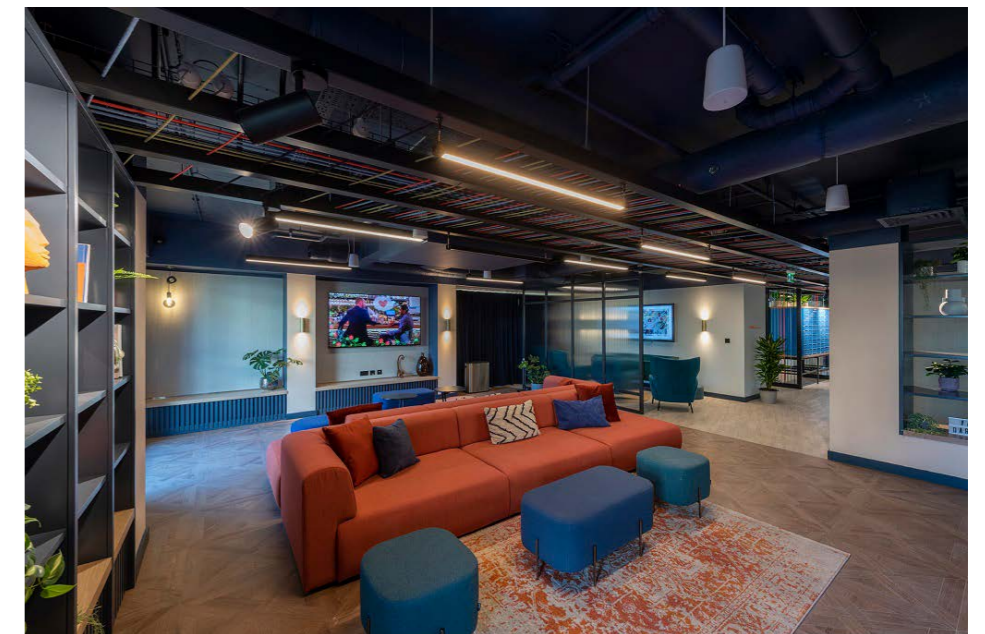
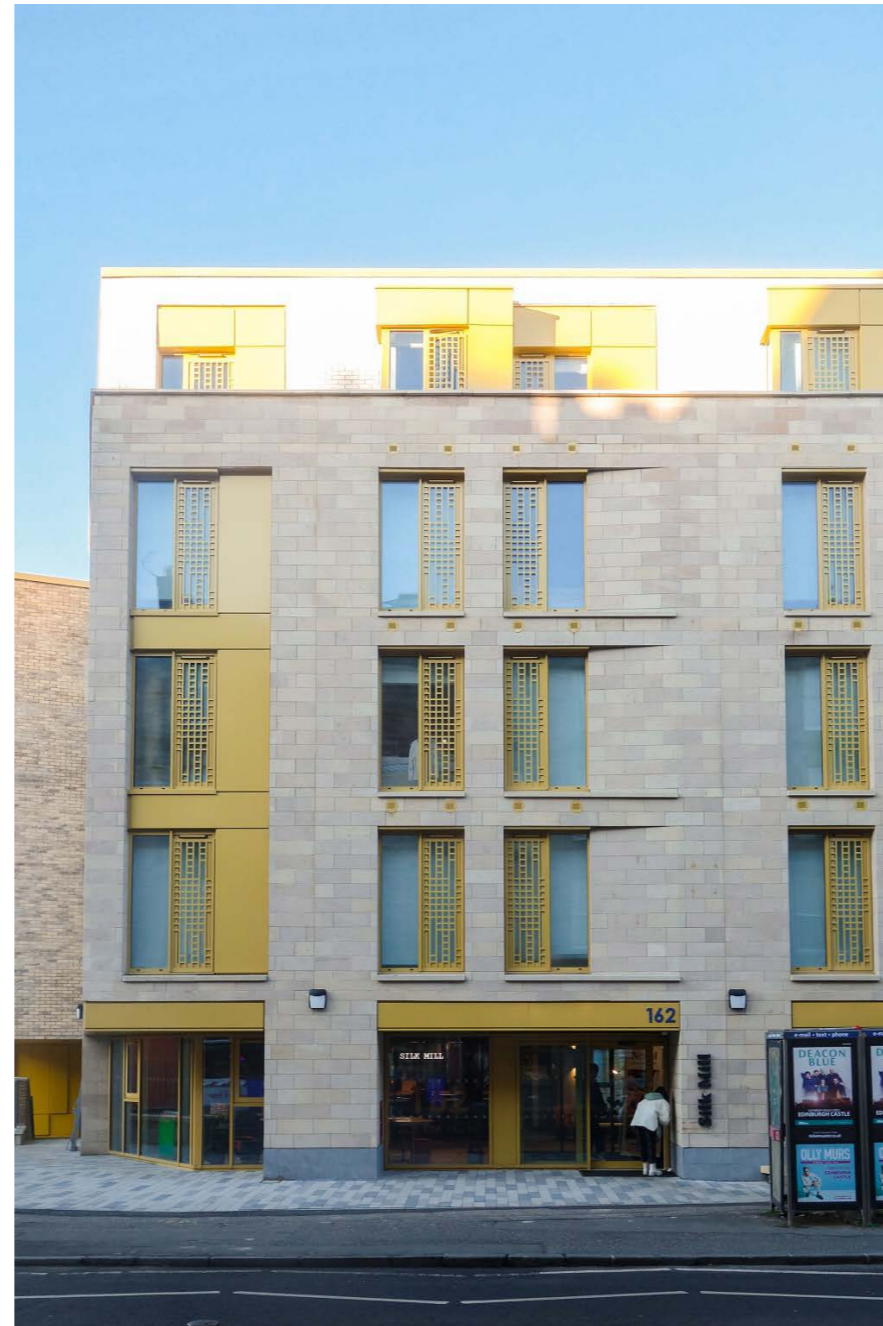
6.0 CASE STUDIES

6.1 SILK MILL, 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 Eyre Place Lane, Edinburgh. The proposed development will make efficient use of this highly accessible, central site and provide much needed student accommodation. The design development has taken account of the characteristics of the site and surrounding context and seeks to positively enhance the street scape, creating a sense of place. The proposed student accommodation use is in keeping with the surrounding mix of uses and will help support local services and amenities.

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:

- 23 February 2022: Consultation opens.
- 3 March 2022: Online consultation event, 3pm – 7pm.
- 16 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 & Access 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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