

# Harbour 31 South Edinburgh Docks Masterplan PLANNING PERMISSION IN PRINCIPLE

## INTRODUCTION

Welcome to the Harbour 31 public exhibition. This is the second public exhibition for Forth Ports Limited's proposals for Harbour 31, an exciting regeneration of land to the South of Edinburgh Dock which will provide new homes, commercial and retail space, hotel use, flexible work and office space and associated routes, landscaping and amenity space.

## CONSULTATION PROCESS

The exhibition forms part of the formal Pre-Application consultation process, the purpose of which is to inform you of the proposals and to let you ask questions, as well as make comments about the proposed development. Your responses will help shape the content of the planning application.

Forth Ports hosted their first public exhibition online in June 2022. The design of the proposal has progressed, taking into account the feedback received from the online public exhibition, the Council and other stakeholders, as well as the findings of technical studies.

Details of the proposals are set out on the exhibition boards which are available to view at [www.harbour31.com](http://www.harbour31.com) and at the public exhibition event taking place at Ocean Terminal (ground floor beside Costa Coffee) on 15 September 2022 where you will have the opportunity to talk to the team from Forth Ports.

A Feedback Form is available for you to make comment on the website and at the exhibition event. Comments should be provided by 12 October 2022. Please provide your comments to:

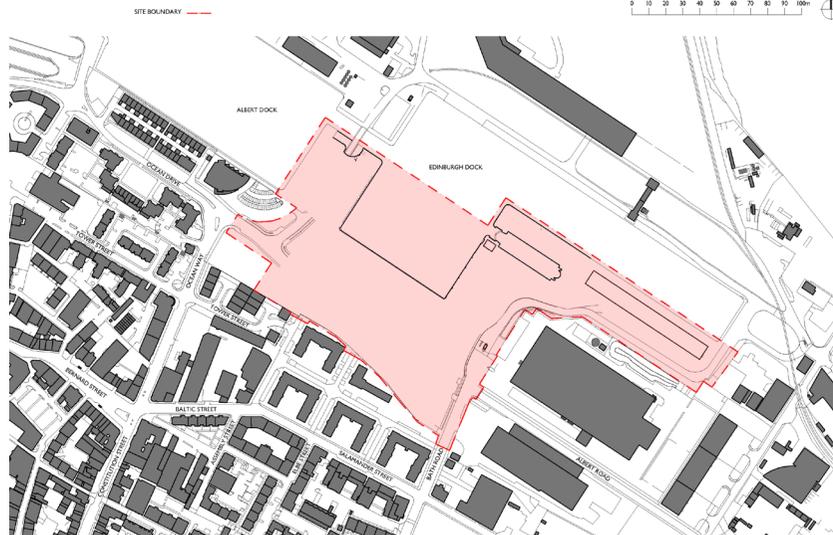
[Lesley.mcgrath@holderplanning.co.uk](mailto:Lesley.mcgrath@holderplanning.co.uk), Holder Planning Ltd, 139 Comiston Road, Edinburgh EH10 5QN, Tel 07841 487916.

## FEEDBACK FROM OUR ONLINE CONSULTATION JUNE 2022

Forth Ports welcomed the comments made by public which covered a range of topics including:

- Open space and the need to ensure the open space is of scale that it is usable and available to the public
- Community facilities
- Density of development
- Accessibility and particularly provision for pedestrians, cyclists and public transport
- Sustainable building design
- Consideration of ecology
- Cultural heritage

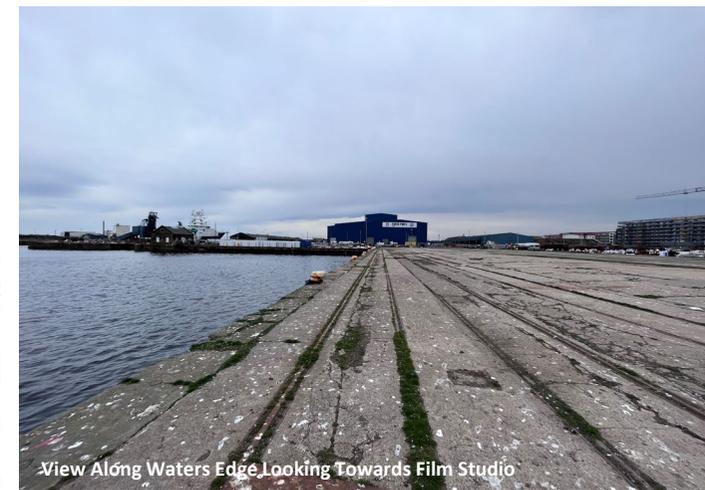
The exhibition provides further detail on Forth Ports approach to these matters.



Leith Docks Looking North West



Application Site



View Along Waters Edge Looking Towards Film Studio

# The Masterplan



## A NEW NEIGHBOURHOOD

Exciting regeneration of land to the South of Edinburgh Dock consisting of:

- 700-800 residential units
- Commercial Hub with shared commercial and retail space
- Flexible work and office space
- Hotel use
- Landscaping and amenity
- Centralised Flexible Parking Hub

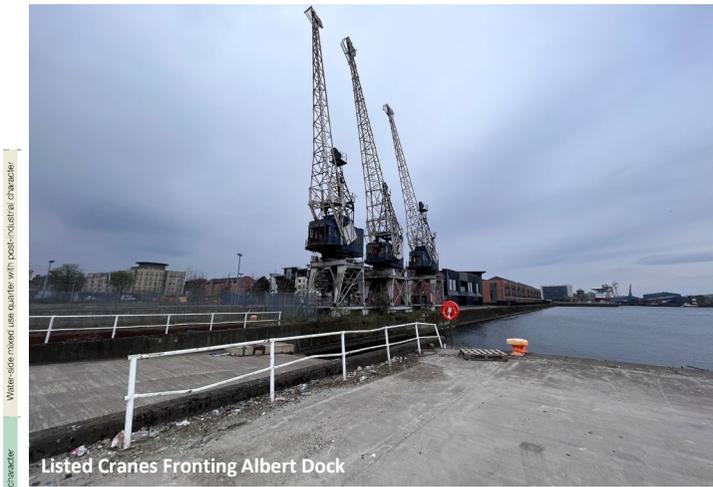
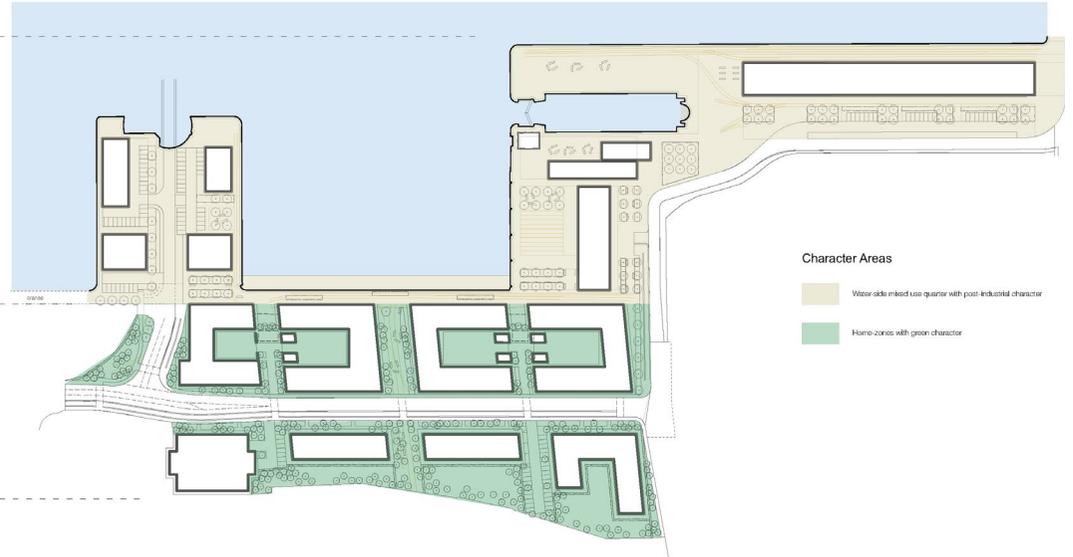
Situated to the south of Edinburgh Dock, the site is currently used for industrial port activities.

The redevelopment of this area represents an exciting opportunity to create a new neighbourhood within Leith whilst providing high quality architecture and public spaces which will enhance the city's connection to the waterfront.

# Cultural Heritage / Identity / Connectivity

## CULTURAL HERITAGE / IDENTITY

- Clear character areas split the site in two with a waterside mixed-use quarter with post-industrial characteristics which embrace the qualities of its dockside location; and home-zones to the southern end, green in character
- Intention to showcase the history of this unique site
- Repurposing existing listed and non-listed buildings.
- Retaining and reusing areas of cobbles and rails to help create a sense of place and identity.
- Any alterations to listed or unlisted buildings will respect their unique historic character.
- Historic Building Recording of existing listed and non-listed buildings undertaken prior to development.



## CONNECTIVITY

- New links created with neighbouring sites enhancing connectivity throughout.
- Opens up parts of the historic docklands to the wider City, currently not available for public access.
- Sustainable modes of transport prioritised.
- Safe active travel routes introduced throughout site to encourage safe cycle and pedestrian movement.
- Bus stops, safe active travel crossing points and other design measures introduced to slow down vehicles and discourage through traffic.



# Amenity

## PUBLIC REALM

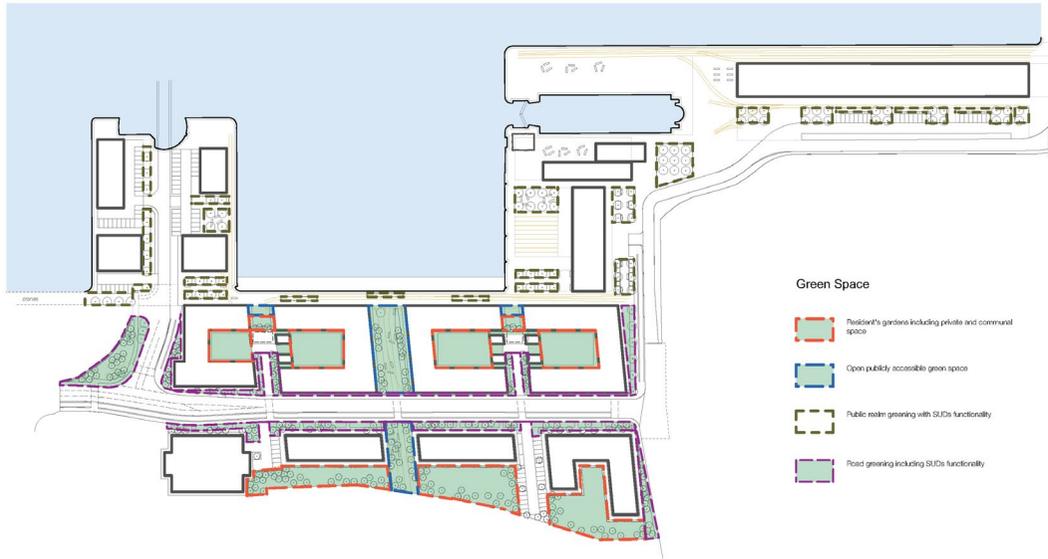
- Large areas of site pedestrianised.
- Creation of a large boardwalk allows further activation along the waterside edge.
- Large public space and events area introduced by the waterside.

## GREEN SPACE

- Variety of green / open spaces within the development with private areas, shared areas, and public areas.
- Parks introduced to encourage active use while smaller open spaces created add interest and variety of spaces for a variety of uses.
- Podium gardens and green space along the south boundary address the need for open useable space for residents.
- Podium decks also conceal apartment car parking.
- Surface car parking restricted to provide further green space and enhance visual amenity.
- Tree lined boulevards create pleasant environment at street level.

## ECOLOGY

- Greenspace will support biodiversity particularly SUDs (Sustainable Drainage Systems) features.
- Biodiversity enhancement measures made such as the use of native, flowering and fruiting plant species with soft landscaping.
- Incorporation of bird and bat boxes within buildings where appropriate.



# Sustainability / Travel / Views

## SUSTAINABILITY

- The proposed development occupies a sustainable brownfield site within an urban area.
- Excellent active travel connections with existing bus links, enhanced further with a nearby tram stop on Ocean Drive.
- The sites location will support local services and businesses.
- An Energy Statement that considers options for the site is being prepared and will accompany the application .



## TRAVEL

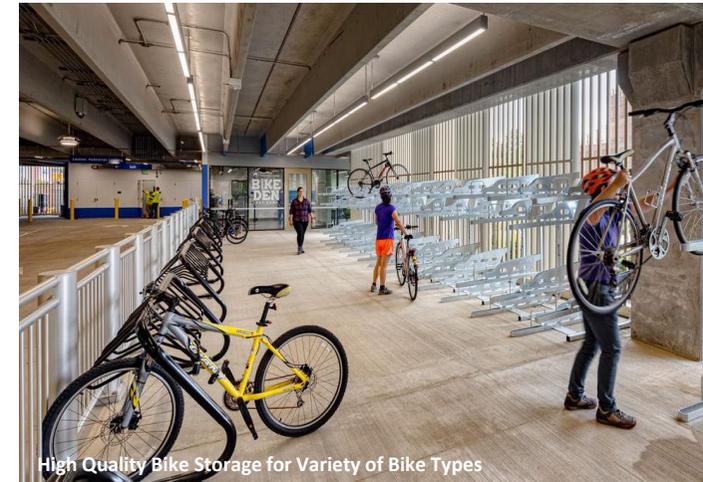
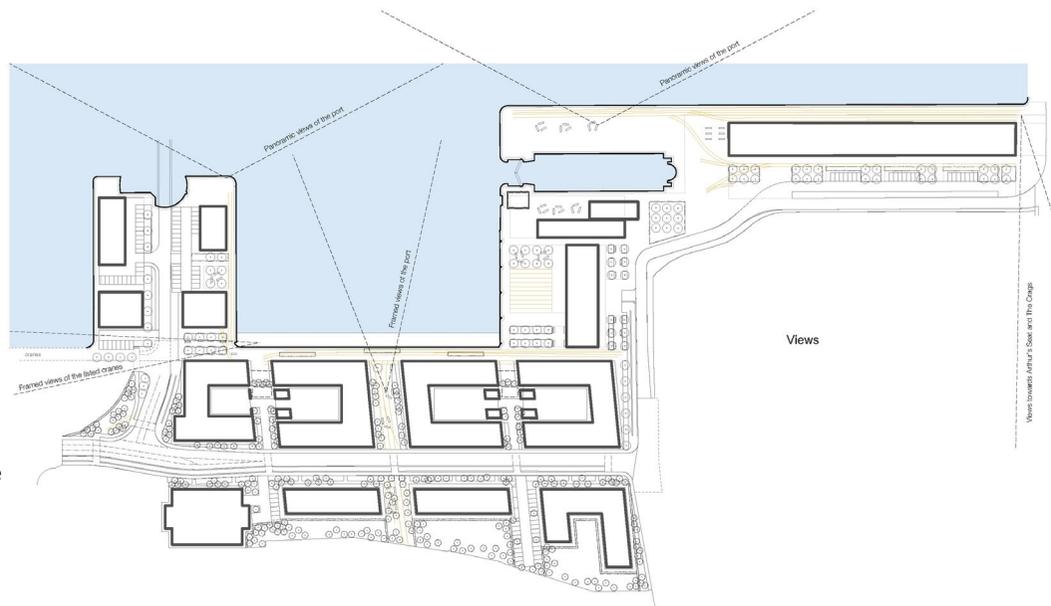
- Flexible Parking Hub allows for a reduction of on street and under deck car parking throughout the site creating safer, greener neighbourhoods.

- Designed for flexibility with the ability to adapt to the ever changing parking / car ownership landscape allowing the structure to be repurposed as trends change.

- Transport corridor designed to meet with Council requirements and taking account of walking, cycling and bus provision whilst managing vehicle movement, providing connections directly to the tram halt on Ocean Drive.

- Sustainable modes of transport prioritised. Measures will be implemented including bus stops, safe active travel crossing points and other design measures at junctions to slow down vehicles and discourage through traffic.

- Cycle parking designed in accordance with Council requirements.



# Scale



Aerial View Of Proposed Development



Proposed Boardwalk Enhances Public Realm



Event Spaces Created as Part of Public Realm

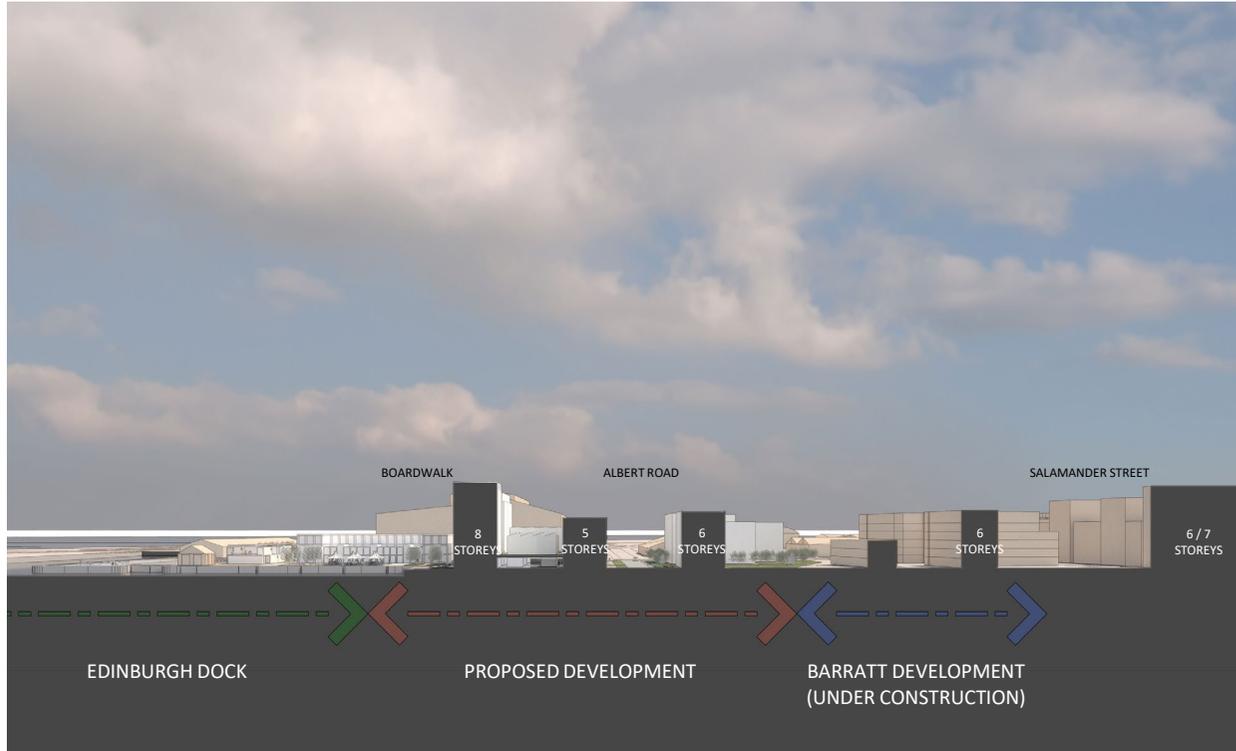


View Over Edinburgh Dock Towards Residential Quarter



Potential for Farmer's Market in New Public Square

## Scale / Use



### SCALE

- The Local Development Plan (Policy Hou 4) supports higher densities where good levels of public transport exist or are to be provided.
- Attractive waterside accommodation designed to maximise potential of this new development with active frontages at ground floor and living accommodation above.
- The courtyard buildings have been terraced down towards Albert Road to allow for sunlight to penetrate into the internal courtyard spaces.
- A Daylighting Assessment will be submitted as part of the planning application.
- This assessment will provide further detail on daylighting throughout the site with detailed analysis of the design proposal.
- Micro-climate Assessment has been conducted to assess the conditions in and around the development. These have proved that the environment at street level will have an acceptable level of comfort throughout the year. The full assessment will be submitted as part of the planning application.

### USE

- The masterplan has been designed to accommodate a wide range of uses and meet the commercial and residential demands of the City.

- There will be a range of tenures, including affordable, Build To Rent and Private for Sale housing with a wide range of unit types. This will add to the housing stock providing new homes for the growing number of households.
- Details of the tenure types and unit mix will be clarified during the detailed design phases of the project.
- The creation of this new neighbourhood will create a rich environment to live, work and play. Areas previously closed to the public will open up to allow the city to enjoy life at Harbour 31 with public parks and vibrant uses throughout, helping to create a real sense of community.



Aerial of Proposal Looking East



Aerial of Proposal Looking South East



Aerial Looking West

## Place



View West Over Waterside



View East Over Waterside



Kroyers Plads, Copenhagen



Nordhavn, Copenhagen



Deutzer Hafen, Cologne



Boxpark, Shoreditch

### TIMESCALES

#### Late Summer / early Autumn 2022

The design of the proposals will continue to be developed following the second consultation.

#### Autumn 2022

The proposals will be finalised and it is intended that an application for Planning Permission in Principle will be submitted to City of Edinburgh Council.

We will take into account of all comments made during the pre-application consultation. A Pre-Application Consultation (PAC) Report will set out the feedback received and how this has influenced the final proposals. This Report will be submitted as part of the planning application.

Please note comments should not be made to City of Edinburgh Council at this point. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to City of Edinburgh Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.