

# BAILEYFIELD SOUTH PORTOBELLO



## INTRODUCTION

This exhibition has been prepared to inform and engage the Portobello community of the emerging residential and commercial development proposal at Baileyfield South.

A Proposal of Application Notice was submitted to The City of Edinburgh Council in June 2016, outlining the applicant's intent to submit an application for full planning permission for the site.

This event provides the local community with an opportunity to view the proposals for the new development and provide comment ahead of the formal submission of the application. We welcome your views on what you see here today to allow us to take these into account when developing the proposals further. There are comment sheets available at the event, which we would encourage you to complete.

## SITE/PLANNING HISTORY

Portobello has been built up since Victorian times in the traditional tightly-knit street pattern. Due to the changing pattern of industry and employment in the local area, there is now around 4.8 hectares of vacant land to the north west of Portobello formally used by Standard Life Investments. This land has the potential for redevelopment to residential use to bring the site back into use and provide much needed family homes in the area.

The land to the north of the site has an existing planning consent for a retirement home, residential units and supermarket. Work has commenced on this land.

Edinburgh City Council have prepared the North West Portobello Development Brief which encourages a comprehensive approach to redevelopment and regeneration of the area to create successful places. The Council considers this to be an important consideration for this area of Portobello to avoid a patchwork of piecemeal and uncoordinated developments which do not relate to each other and contribute to the existing townscape. The design team have progressed a detailed analysis of the site and propose a design that responds to the development brief and surrounding context.

The site is well located for residential development due to the easy access into the city centre combined with its distinctive local ambience and amenities including shops, recreation, Portobello promenade, and cultural facilities. The development seeks to compliment the existing character of Portobello and city as a whole, and will provide a sense of place in an area suitable for development.



LOCATION PLAN



NORTH WEST DEVELOPMENT BRIEF DIAGRAM



ENTRANCE TO SITE FROM SIR HARRY LAUDER ROAD



VIEW OF ROSEFIELD PARK



BRIDGE OVER FIGGATE BURN



VIEW INTO SITE ENTRANCE



VIEW FROM SIR HARRY LAUDER ROAD

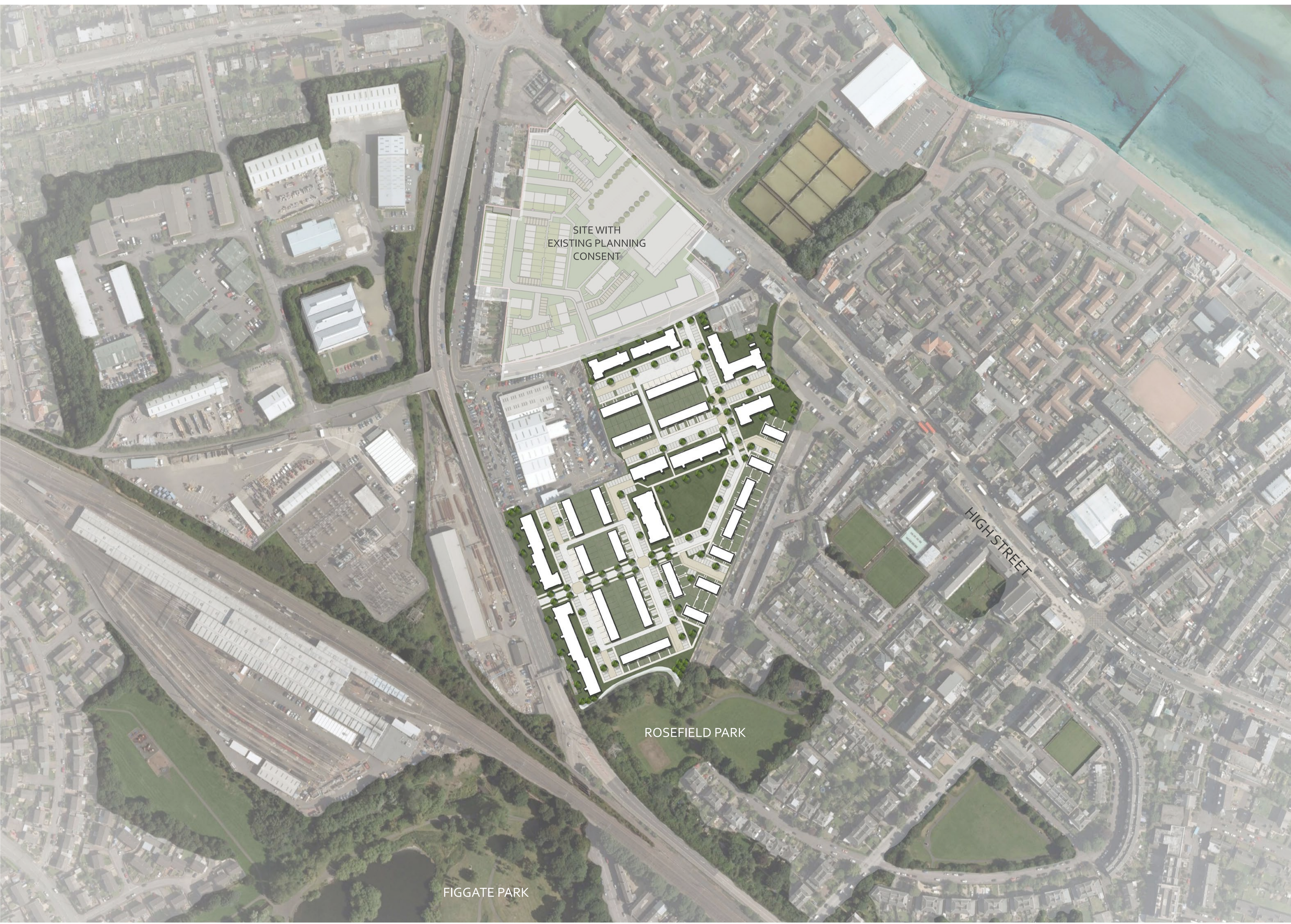


PATH FROM SITE TO ROSEFIELD PARK



architects + masterplanners

Applicant: BDW East Scotland  
Architect / Masterplanners: EMA Architecture and Design



SITE PLAN

## THE CONTEXT

The site lies to the east of Sir Harry Lauder Road and is currently partially vacant with a few remaining tenants.

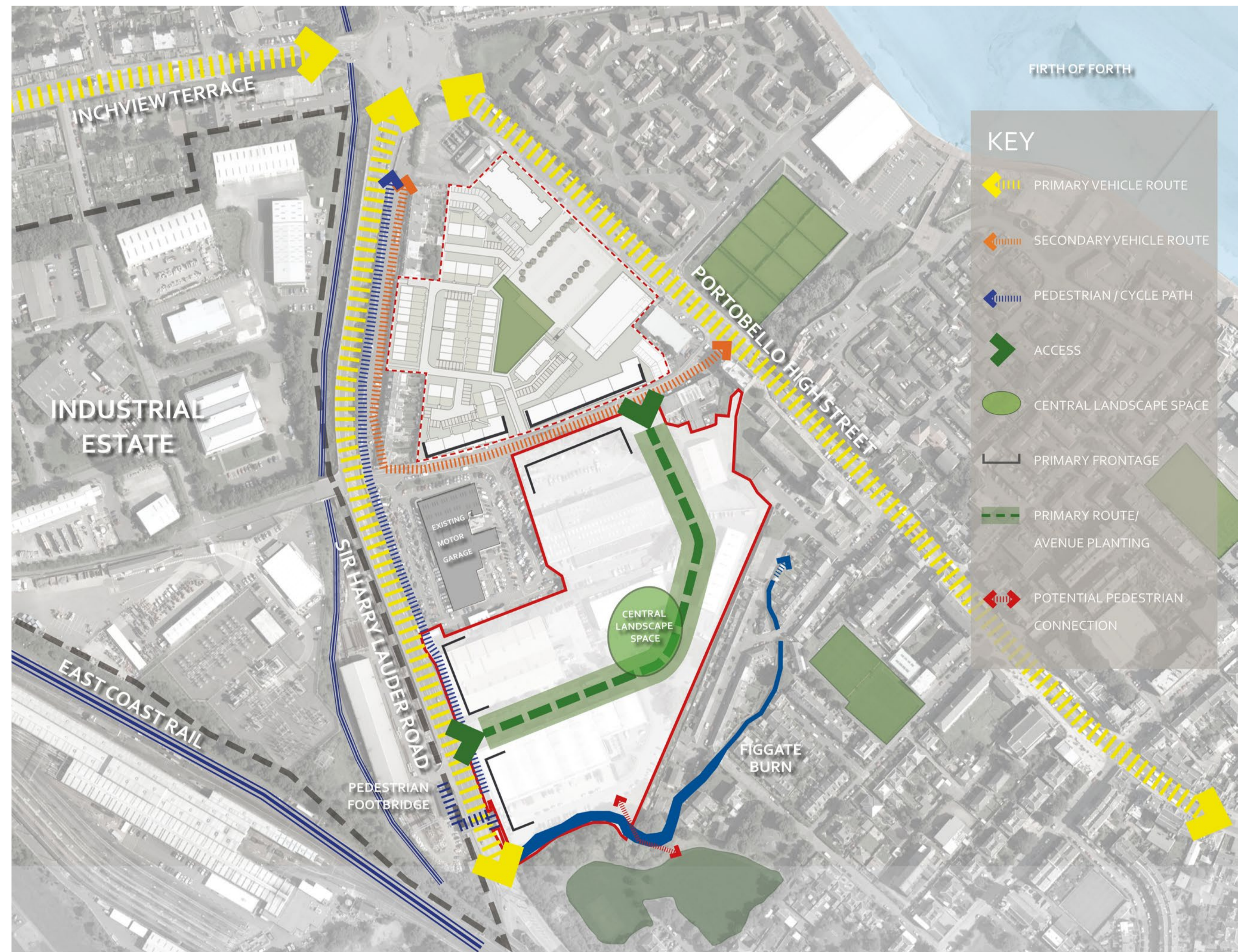
The Figgate Burn runs along the southern boundary with Rosefield Park providing a landscape setting to the south. At present an existing pedestrian / cycle path connects the development with the park and this important feature is to be retained in the proposed scheme.

Portobello High Street is located to the east of the site with a number of local shops and facilities all within walking distance. The famous Portobello promenade lies further east providing pedestrian and cycle links to the wider waterfront area.

Existing residential developments bound the site to the east and the design proposals seek to build upon the established urban grain found within Portobello. An existing industrial estate is located to the west of Sir Harry Lauder Road.

The first phase of the Portobello North West Development Brief is located to the north of the site and as existing planning approval for 157 homes, supermarket and retirement complex is in place for this site. Construction is underway on this site and our aspiration is to build upon the character established with this previous consent.

The over arching design objective is to achieve an urban grain and street structure that echoes the surrounding lanes and streets that characterise Portobello, this has been utilised in the concept design.



CONTEXT



EXAMPLE OF COLONY HOMES WITHIN THE DEVELOPMENT

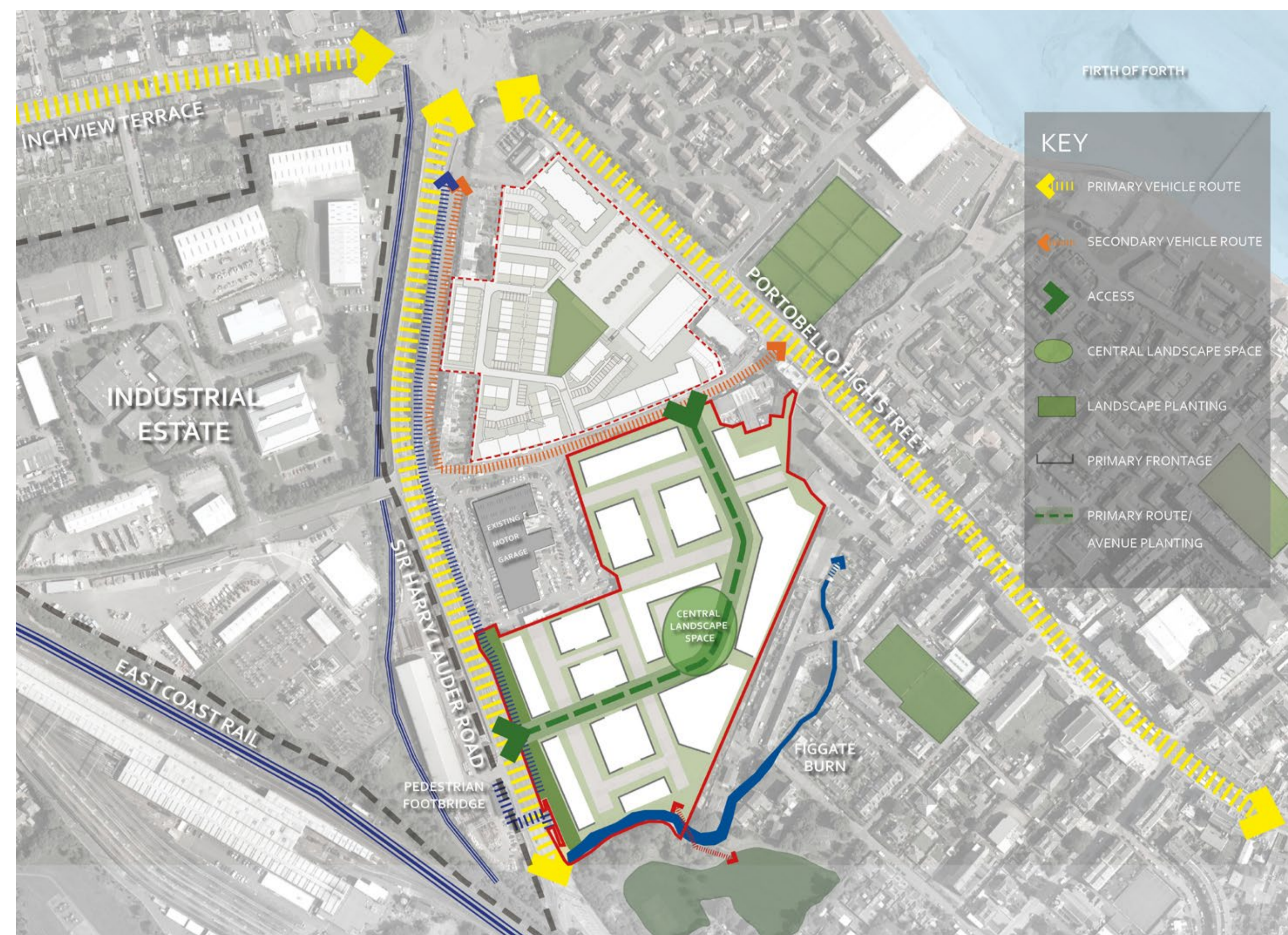
# BAILEYFIELD SOUTH PORTOBELLO



EXAMPLES OF PROPOSED FLATS / COLONIES



PLAN OF CENTRAL LANDSCAPE SPACE



CONCEPT

## PROPOSAL

The design seeks to provide a strong urban layout which addresses the requirements of the Portobello North West Development Brief and add to the rich character of Portobello.

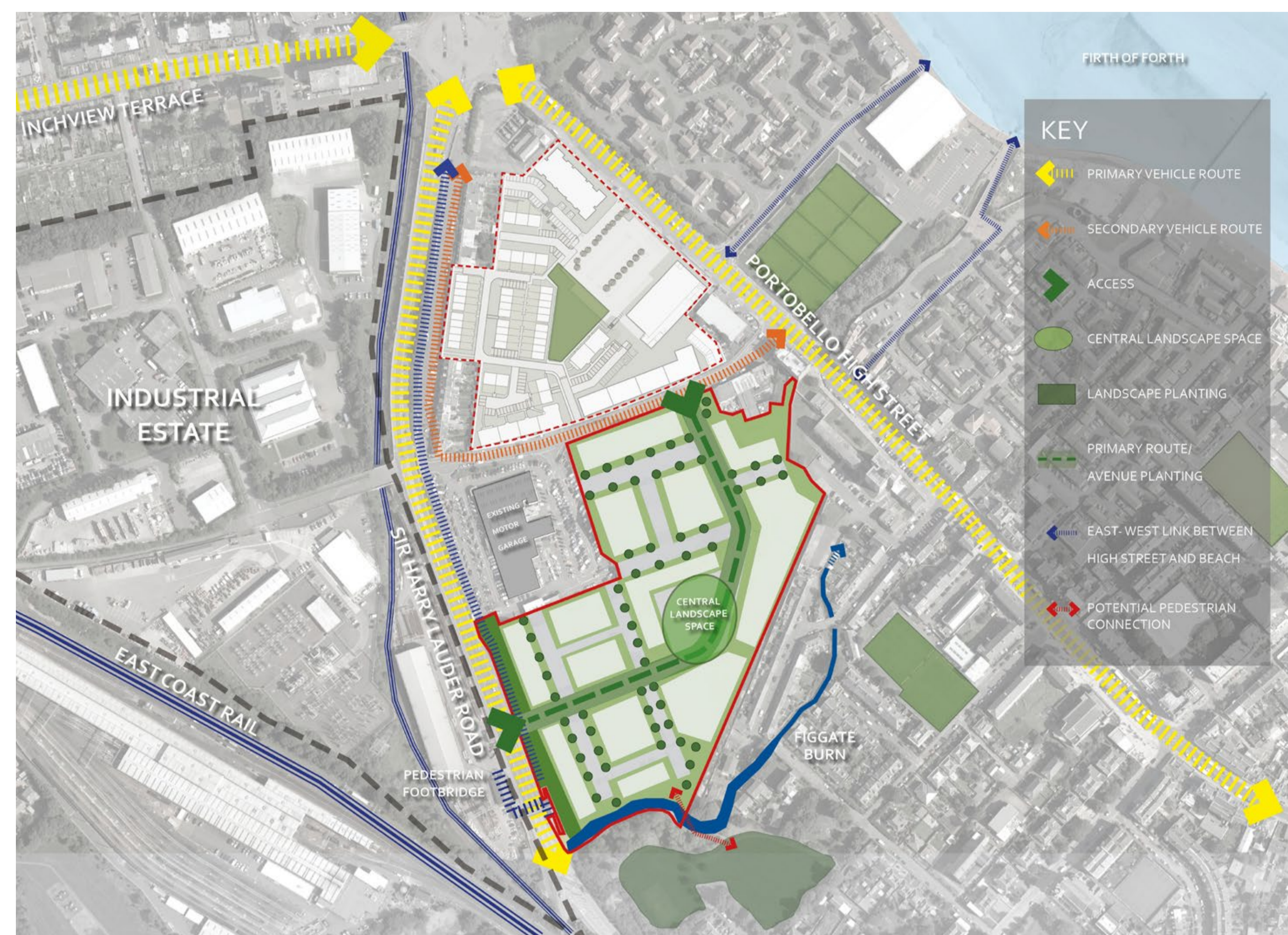
Primary access into the site will be from the existing access point on Sir Harry Lauder Road and a central landscape avenue will provide connections through the site to Fishwives Causeway and the consented residential and commercial site to the north.

A generous landscape space will provide a key focus to the heart of the development and pedestrian permeability through the site is a key consideration.

The proposals currently in development will provide approximately 480 new dwellings and there will be a broad range of types and sizes provided within the mix. This will include townhouses, terraced homes, colony houses, flats and the proposal includes the delivery of 25% affordable homes. This will provide a mix of dwellings and element of commercial development in-line with the Edinburgh Design Guide and provide a vibrant new community within this part of Portobello.

A number of specialist technical reports have been commissioned to inform the design proposals and preliminary meetings with The City of Edinburgh Council and their stakeholders have taken place to discuss the requirements of the application.

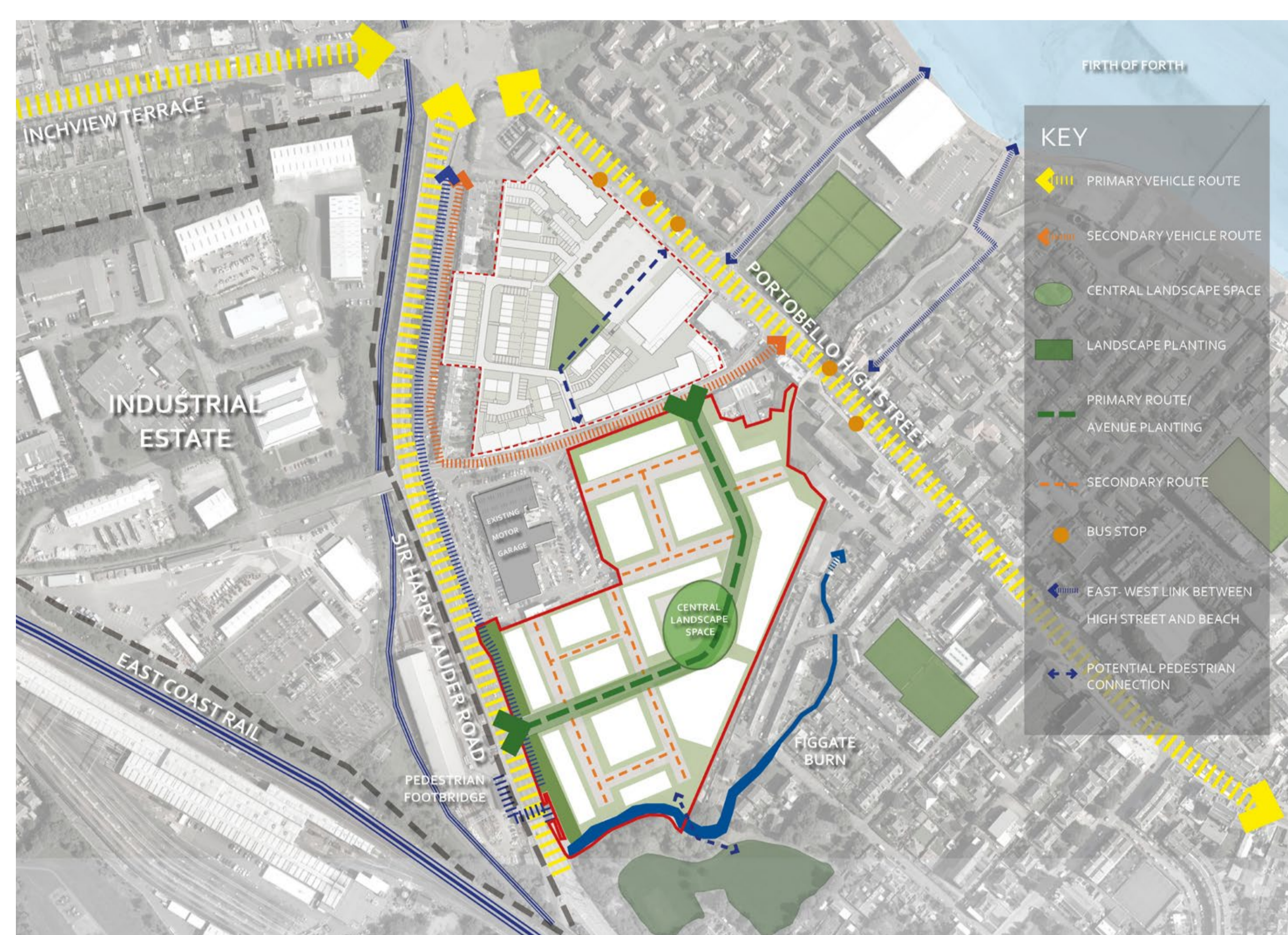
The proposed grid pattern aims to create a new neighbourhood with a high quality public realm and the layout looks to achieve a positive and friendly environment which is defined by the careful designed buildings and landscape areas.



LANDSCAPE



VIEW FROM SOUTH EAST CORNER



MOVEMENT



VIEW FROM ENTRANCE



DENSITY



AERIAL OVERVIEW LOOKING SOUTH



AERIAL OVERVIEW LOOKING NORTH

### What Happens Next?

Subject to this consultation exercise and further discussions with The City of Edinburgh Council, it is proposed to submit an application for Full Planning Permission in the coming months.

The applicant will take account of all comments made as they further develop their proposals. A report will also be prepared on the response to the consultation exercise, which would be submitted to the Council in support of any planning application.

### Opportunity for involvement:

We welcome your comments on what you have seen and would be grateful if you could fill in the comments form provided.

If you require more time to fill out the questionnaire you can return it to us by post or email.

Contact details are provided at the bottom of the comments form:

EMA Architecture + Design, 42 Charlotte Square, Edinburgh, EH2 4HQ

Tel: 0131 247 1450, Email: [info@ema-architects.co.uk](mailto:info@ema-architects.co.uk)



VIEW FROM CENTRAL OPEN SPACE