

Edinburgh Palette

Stanley Street Studios

Design & Access Statement

March 2019

Contents

1.0 Background		6.0 Operational management	37
1.1 Team	1	6.1 General usage and hours of operation	37
1.2 Project overview & objectives	2	6.2 Noise	37
2.0 Portobello site		6.3 Crowds	37
2.1 Area maps	4	6.4 Transport	37
2.2 Site history	6	6.5 Security	37
2.3 Current site status	6	6.6 Lighting	37
2.4 Photos of site as existing	7	6.7 Community benefit	37
2.5 Site analysis	8	6.8 Sequence of development	38
3.0 Temporary development	10	7.0 Planning policy context	39
3.1 Site accommodation cabin	12	7.1 Stakeholder Consultation	39
3.2 Cabin arrays	13	8.0 Appendices	40
4.0 Design approach		8.1 Drainage Strategy Plan	
4.1 Site zoning	14	8.2 Tree Survey & Report	
4.2 Massing & appearance	15	8.3 Transport Statement	
4.3 Environmental strategy	15	8.4 Noise Impact Assessment	
4.4 Plans, sections & elevations	16	8.5 Site areas & floor areas	
4.5 Other structures on site	20		
4.6 Views	22		
4.7 Building materials palette	26		
5.0 Landscape & site treatment			
5.1 SUDS strategy	27		
5.2 Tree strategy	27		
5.3 Landscape strategy	28		
5.4 Site servicing	37		

1.1 Team

Client



Architect



Landscape Architect



Structural Engineer



Transport Consultant



Acoustic Consultant



Arboricultural Consultant



1.2 Project overview & objectives

Stanley Street Studios proposes to be a new cultural hub in the Portobello area of Edinburgh.

The proposed development makes use of a site along the East Coast railway route, formerly used for light-industrial purposes housed in large-scale sheds and temporary units (Portakabins). Although at the edge of an established residential area, whilst residential redevelopment of this particular CEC-owned site has not yet been allocated, Edinburgh Palette proposes to bring it back into productive use for the benefit of the community.

In-keeping with Edinburgh Palette's approach over a number of years at other premises, the creative reuse of material resources at Stanley Street will be tied in with tending the landscape. Since taking on the lease for Stanley Street, general landscape maintenance and improvement have already been undertaken prior to development of the studios.

The studios are intended to provide affordable workspace accommodation for a variety of creative industries, as well as charitable organisations working in the community - provision that Edinburgh Palette has built expertise in at St Margaret's house, and where they

have strong links to such practitioners and groups seeking accommodation within an integrated managed environment.

Stanley Street studios is ideally placed to support the local economy of freelancers looking for flexible and collaborative ways of working. The studios proposal will also allow for the public interface of such practices through the provision of group spaces in between the individual studios, as well as nurturing a sense of community through shared spaces both internally and externally.

The proposed conversion of the existing warehouse, existing cafeteria building and open space immediately in front of these will provide for more public interaction with the site for a range of purposes that may emerge as the studios complex evolves.



1.2.1 Edinburgh Palette

EDINBURGH PALETTE is a self-funded Scottish Charity based in St Margaret's House, a former Government building on London Road.

Over the past ten years, Edinburgh's largest community arts hub has grown exponentially and currently offers affordable studios, exhibition and event facilities, community arts spaces, a theatre, rehearsal rooms, printmaking studios, ceramics studios & kilns, a martial arts dojo, a library, meeting rooms, and much more - all in high demand.

www.edinburghpalette.co.uk

1.2.2 St Margaret's House

In February 2018, The Caledonian Trust, sold the building and land of St Margaret's House to Drum Property Group. Edinburgh Palette now seek to accommodate their studio tenants and many visitors who attend workshops, events and community groups in other locations around the city.

1.2.3 Tenants and activities

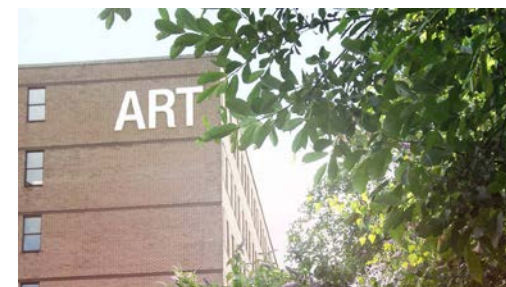
Edinburgh Palette currently caters for the following uses at St Margaret's House, and wishes to eventually include most of these uses on the proposed Stanley Street site:

ARTISTS and CREATIVES, require fully equipped studios, meeting areas for clients, outdoor and indoor exhibition spaces, visibility and shopfronts (where needed), and links with the artistic community.

CHARITY ORGANISATIONS, including Registered Charities and Community Interest Companies of various nature, require private meeting and quiet class areas, accessible work and desk spaces, public-friendly and approachable spaces and links to local community and visitors.

HEALTH AND WELLBEING, including yoga studios, dojos, dance classes and active classes, require larger studio space, public-friendly and approachable spaces, and quiet areas suited to the activities.

Additionally, the huts at the eastern end of the site are proposed for the use of community groups such as outdoor learning playgroups and 'Men in Sheds'. The site will be under the whole site management of Edinburgh Palette, as with St. Margaret's House currently.



View of converted shipping container proposal for St Margaret's House site (Here+Now)

2.0 Portobello site



> Edinburgh
> Portobello & Craigmillar Ward

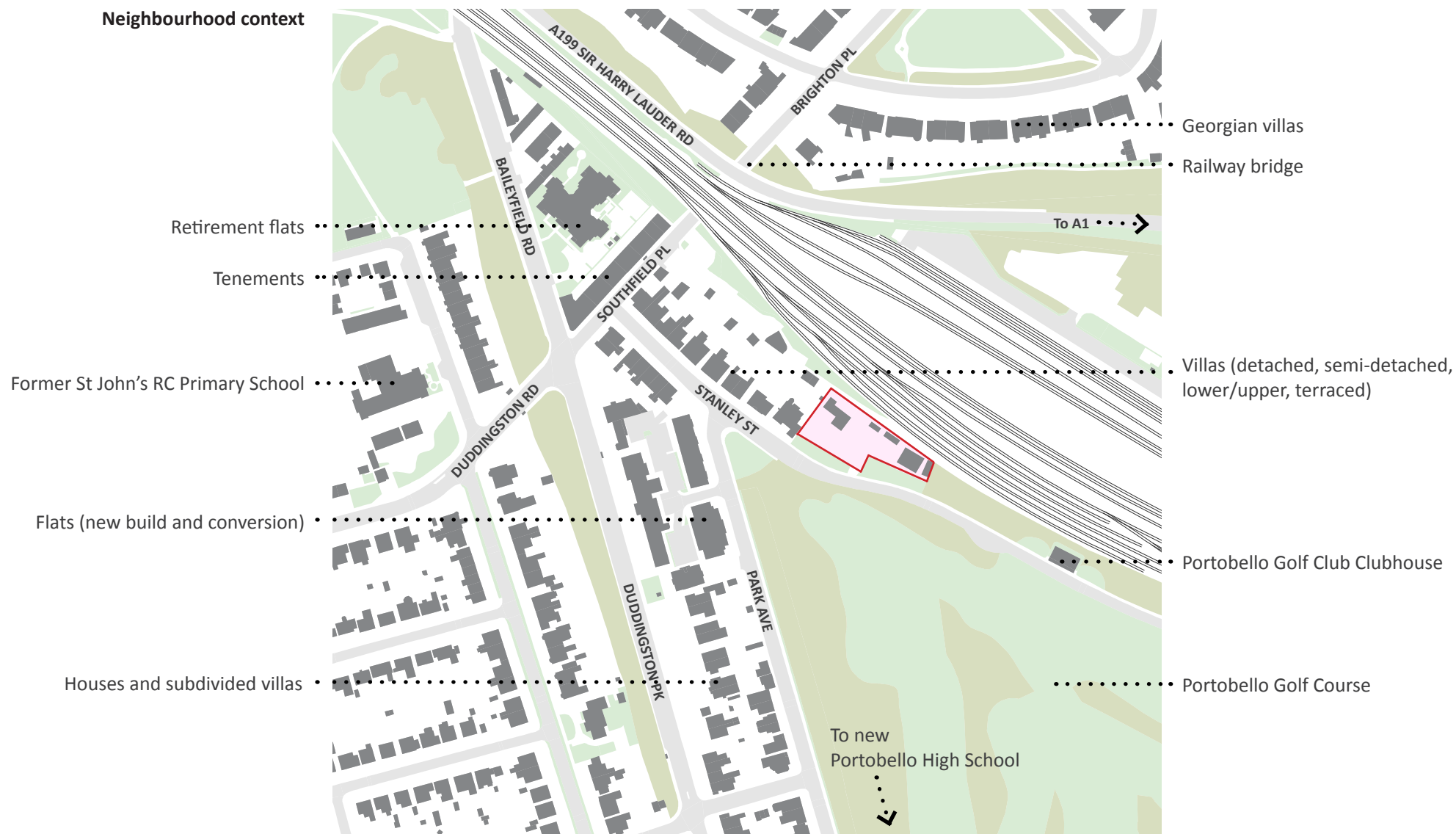
2.1 Area maps



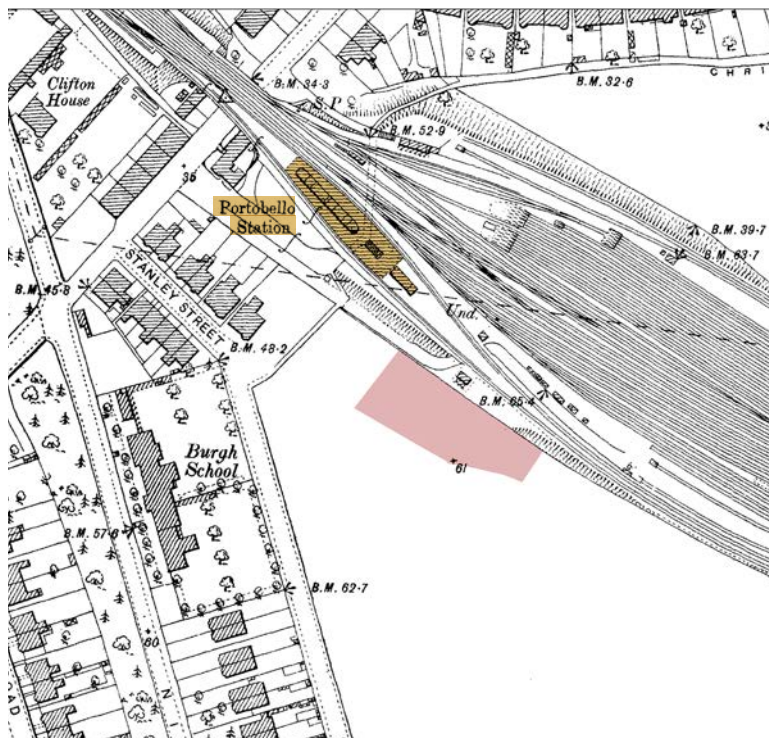
Proposal site in relation to
Portobello Town Centre

- Portobello Beach
- Portobello High Street
- Figgate Park
- Portobello Golf Course
- Portobello High School
- Brunstane ➡

Neighbourhood context



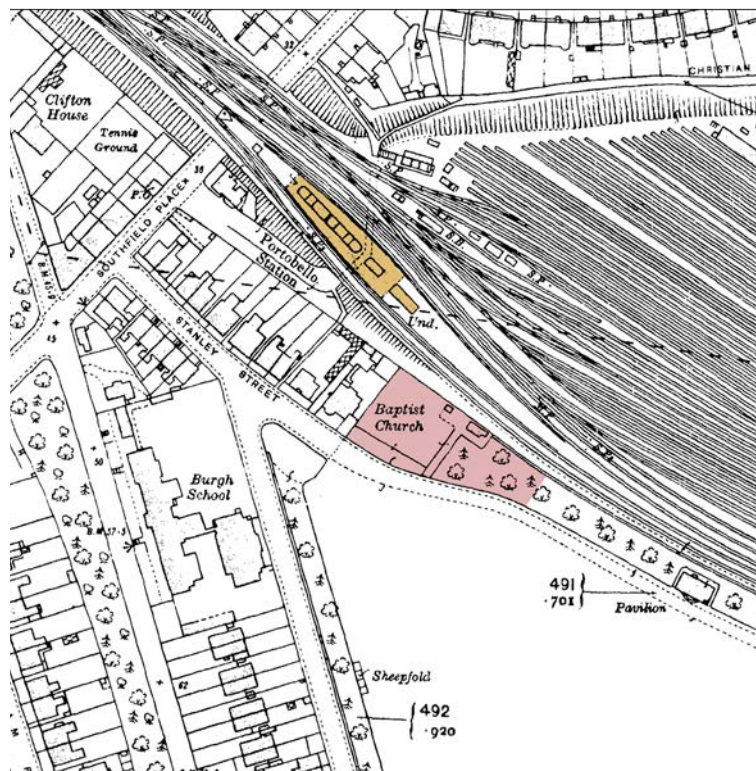
2.2 Site history



c. 1890s

The site at 19 Stanley Street sits within 70m of the location of the former Portobello station, and directly in front of the location of a former underpass that gave access to railway sidings in the 1890s.

The line of residential properties was extended in the 1900s, and included the building adjacent to the site. 18 Stanley Street was the early home of the Portobello Baptist Church and then served as a school and nursing home. It is now a private house.



c. 1910s

The pavilion of Portobello Golf Club (est. 1856) was opened in its current location in 1902, and is now an Edinburgh Leisure venue.

2.3 Current site status

2.3.1 Site ownership

The site is owned by the City of Edinburgh Council.

2.3.2 Immediate previous usage

The last usage of the site was as a storage and distribution yard for a double-glazing firm. There was office provision in the combined portakabins and toilet provision.

There were toilets and a kitchenette in the pitched-roofed masonry building that remains. The large warehouse and workshop to its rear may have been used for manufacture.

The compactor on site requires to be removed, and eventually the concrete base platt on which it sits.

2.3.3 Current license

The current license to use the site was granted in February 2018 for a rent-free period of 6 months on the proviso of a certain number of site maintenance items to be attended to including demolition and clearance of certain structures.

From August 2018 there will be a rolling mutual break option, and from month-to-month thereafter with rent chargeable.

2.4 Photos of site as existing



Buffer area of planting being maintained by site tenant



Entrance to site



View of site from street



Existing buildings being retained and converted into a cafe and events space (blackbox)



Existing workshop building being retained for workshop use

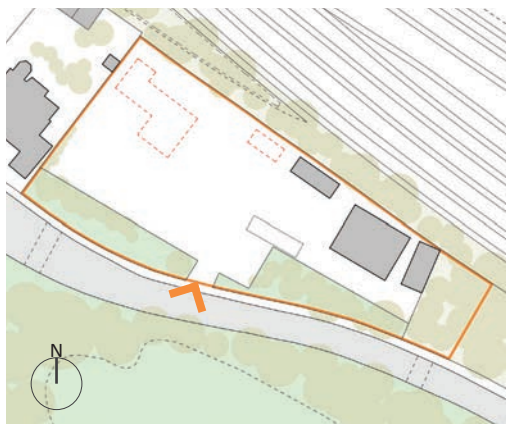


View eastwards across site



View towards street from inside site

2.5 Site analysis



Site extents, access & orientation

Approximate area of site
= 3500 m² (~0.86 ac)

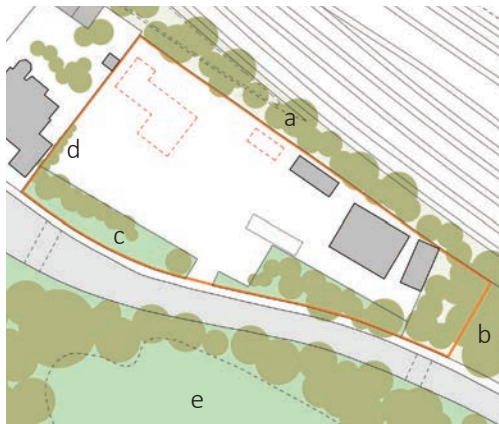
Single point of access from Stanley Street.

Site is largely level, but with a slight fall towards the gates at the entrance area and the western corner.

The road slopes downwards towards Southfield Place (NW).

The larger trees are along the northern boundary and therefore do not cause overshadowing.

The site is generally well sheltered from the wind by the surrounding trees and railway embankment.



Green landscape

- a. Tall trees at rear on railway embankment
- b. Densely wooded buffer strip between railway and road
- c. Well-maintained grassed area with shrubbery along fencing
- d. High hedging between site and neighbouring house
- e. Portobello Golf Course, accessible through border strip of trees



Services & utilities

Power

- a. Distribution board in retained brick building
- b.c. Buildings also supplied with power

Water & drainage

- a. Existing toilets
- d. Former location of toilets. Wastewater pop-up retained
- e. Manhole cover to inspection chamber. Blue line indicates foul drainage route

- f. Toby in road

Phoneline connection TBC



Retention and demolition

- a.b. Green portakabin complex and low brick structure recently removed
- c. Pitched roof brick construction toilet and kitchen building to be retained and refurbished.
- d.e. Warehouse and workshop to be retained
- f. Compactor to be removed. Concrete platt to be broken up for removal



Neighbouring properties

- a. No. 18 residential neighbour to NW boundary - large house to south of plot with open garden to north and some smaller out-buildings. All set at a slightly lower EGL to the site.
- b. Portobello Golf Course to the south, ground rises away from Stanley Street.
- c. Golf course clubhouse to the SE of the site, approximately 90m from site boundary.
- d. Railway at raised level, separated from site by palisade fencing on the boundary, and high level timber fencing beyond on the immediate railway track boundary



Flats opposite 18 Stanley Street

Stanley Street terraced houses

Tenements at Stanley Street & Southfield Pl

Stanley Street (E) entrance to Craigentiny Service Delivery Depot

3.0 Temporary development

It is anticipated that the project will occupy the site for up to five years. For this reason, the approach focuses on using ready-made modular units that can be refurbished individually over time in response to demand.

The current proposal indicates a suitable maximum number of units to place on site, evolving as the community of artists and organisations establishes itself.

3.0.1 Precedents of modular container developments & conversions

Manomasa Regent's Park, London (1)
POP Brixton, London (4)
Cove Park, Helensburgh (2, 5)
Barras Art and Design, Glasgow (3)
Hackney City Farm, London (7)

3.0.2 Precedents of place

Blue House Yard, London (8)
Music Box Playground, Manchester (6)

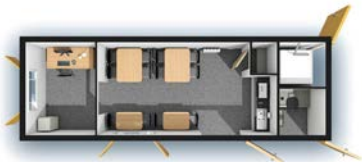




3.1 Proposed site accommodation cabins



All-in-one 20
6060L x 2440W x 2440H
~13.2 m²



All-in-one 26
7924L x 2440W x 2440H
~17.3 m²

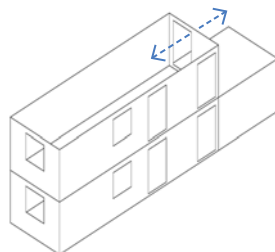
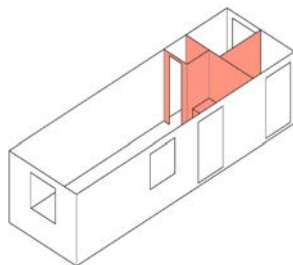


Office-Kitchen-Office
9000L x 3000W x 2440H
~26.0 m²

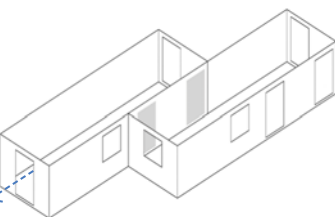
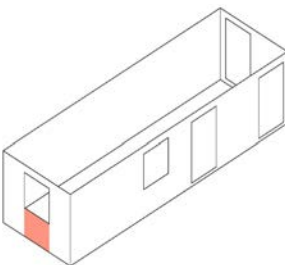


2+1 toilets
4000L x 2743W x 2460H
~9.7 m²

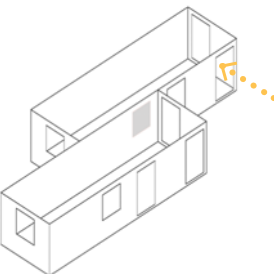
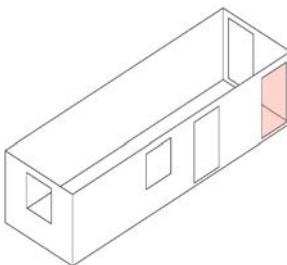
3.1.1 Potential alterations to cabins



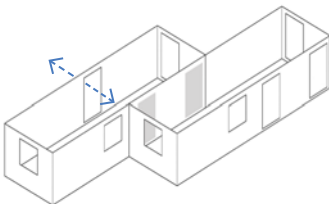
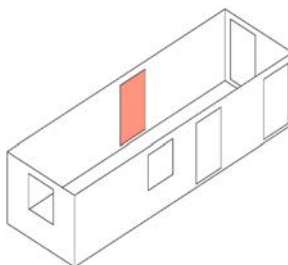
Removal of internal partitions, allows access into cabin from existing end door



Enlargement of window opening to create new door opening, allows access when arrangement blocks existing door openings



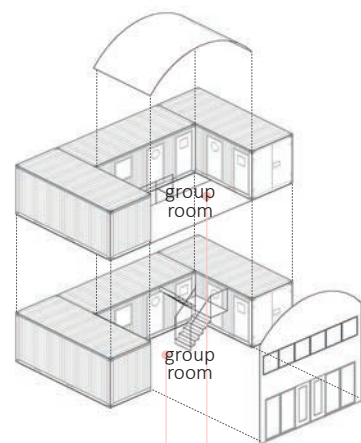
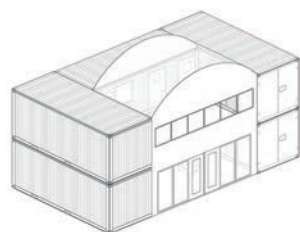
Insertion of full height fixed glazing in existing door opening to replace metal door leaf when access is not needed



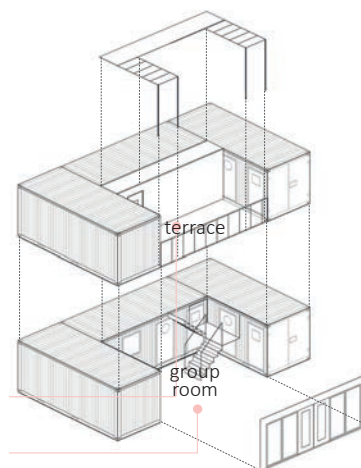
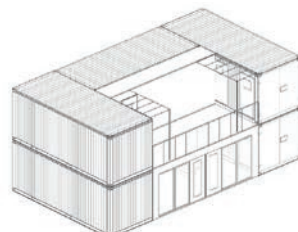
Creation of a new door opening if the arrangement requires access from the opposite side

3.2 Cabin arrays

3.2.1 U-shaped cabin array - ground and first floors enclosed



3.2.2 U-shaped cabin array - ground floor enclosed with open terrace above



3.2.3 Courtyarded cabin array

