

# INTRODUCTION

Welcome to this public consultation exhibition relating to proposals by the Royal Bank of Scotland (RBS) to redevelop land within its ownership at Dundas Street/Fettes Row/Eyre Terrace, Edinburgh

The site is illustrated on the adjacent plan.

RBS has recently announced plans to close its existing offices at Dundas Street/Fettes Row and relocate its staff to its headquarters at Gogarburn, Edinburgh. Following the closure of the offices it is RBS' intention that the site is redeveloped for residential led mixed uses.

This is the third and final consultation event which is taking place to inform the proposals for the site. It is taking place in advance of the submission of an Application for Planning Permission in Principle to the City of Edinburgh Council.

Today's event sets out the feedback we received from the second consultation event in November 2015 on the preferred development option and sets out the current proposals for the site. It also provides further information on the scope of the forthcoming Planning Permission in Principle Application.



**REDEVELOPMENT PROPOSALS**  
DUNDAS ST / FETTES ROW / EYRE TERRACE



# FEEDBACK FROM EVENT TWO



INDICATIVE 3D VISUALISATION FROM EVENT 2



PHOTOGRAPHS FROM EVENT 2



## RECAP OF EVENT 2

A second public consultation event was held on November 26th 2015. This set out the feedback received from the first public consultation event in September 2015 and presented some initial development options for the site, including a preferred development option. This was informed by the feedback we had received at event one.

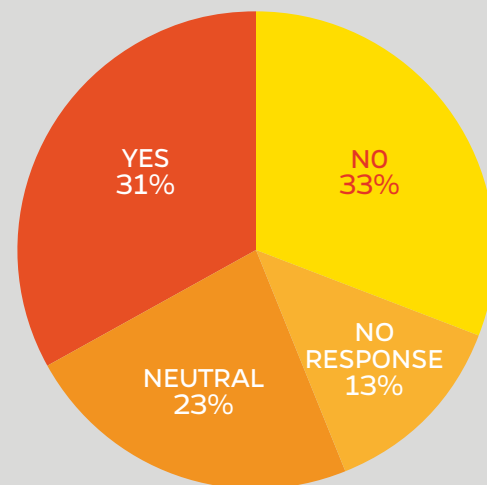
91 people attended the second public consultation event and 70 feedback forms/responses were received.

This board summarises the feedback received following the second public consultation. This feedback will be outlined in greater detail in a Report of Consultation which will be submitted with the forthcoming planning application.

## YOUR FEEDBACK

### Q.1 Are you generally in favour of the preferred development option?

Approximately half of all respondents indicated they were in favour or neutral towards the preferred development option. 23 respondents (33%) indicated they were not generally in favour.



### Q.2 Good features of the preferred development option?

Question 2 asked respondents what they considered to be the good features of the preferred development option. A summary of the responses/key themes received is provided below.

- Inclusion of residential use
- Retention of tree belt along Fettes Row/Royal Crescent
- Permeability through site
- Underground parking
- Parkland setting and incorporated green space
- Demolition of existing office buildings
- Completion of existing tenement blocks
- Retention of long views down Dundonald Street

### Q.3 Suggested changes to improve the preferred development option?

Question 3 asked respondents what changes they would like to see to improve the preferred development option. A summary of the responses/key themes received is provided below.

- Reduction in height
- Provision of additional vehicular access
- Lower Density
- Move blocks further back from Royal Crescent
- Mirror form of Fettes Row/Royal Crescent
- Provide separate pedestrian and cycle routes
- Extend park

A number of respondents also raised concerns with subsidence and structural/stability issues. As a result, an engineering Assessment has been instructed and will be submitted with the application to help address this issue.



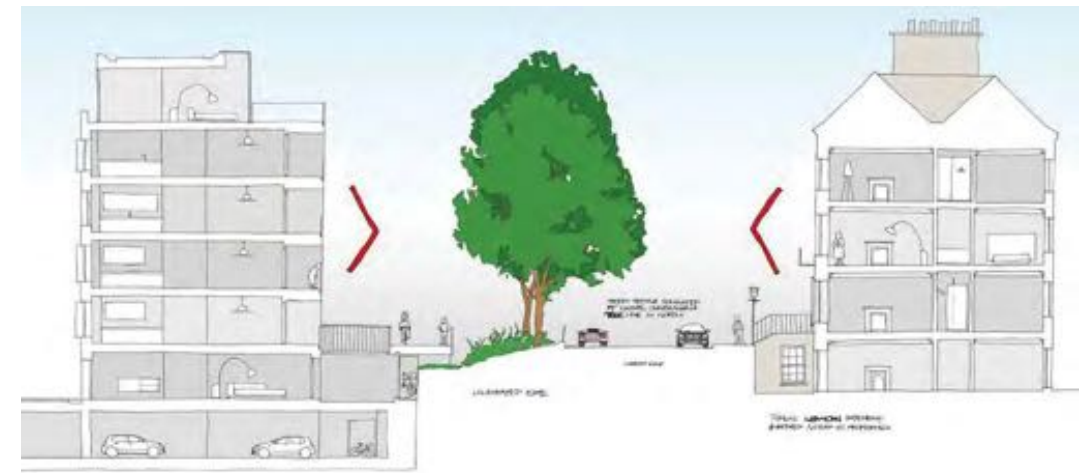
# RECAP OF EVENT 2 - KEY ASPECTS OF CONCEPT DESIGN



## 1. CONCEPT LAYOUT

### Preferred Development Options

- 'Repair' fractured or isolated urban blocks to north of site by completing the block pattern
- New buildings to southern site to be stand alone blocks to allow light and space through.
- Blocks to south set back in order to retain existing tree lined boundary and associated railings/ architectural detail
- New principal pedestrian (+Cycling route) to connect southern blocks via suspended walkway adjacent to trees.
- New walkway to connect in to existing cycling paths.
- Pedestrian priority development. Car parking hidden and access via shared surfaces
- Buildings to sit within garden landscape
- New Town 'EDGE' to be respected and enhances. Strong New town Terrace and Crescent to south/ separately split buildings to north.
- Views to King George V park from Dundas Street.



## 2. NEW TOWN BOUNDARY

We believe that the southern tree-lined edge presents a stunning opportunity rather than a hindrance. The trees could be used as a focal point in the street to create a stunning avenue. The new build structures would be set back from the street edge (and root protection area) with principal elevations facing the street. These elevations would be set back enough to

allow natural light into the buildings and for sufficient supporting landscaping to be created to soften the avenue further. Access to the new buildings fronting Fettes Row could be via an elevated pedestrian link through the trees. This link could also support the cycle network and provide the principal footpath through the site.



## 3. PROVISION OF PEOPLE PRIORITY SPACE

### The concept proposals promoted;

- Well designed, considered spaces with structured landscaping.
- Variety of spatial characters and uses.
- Private space.
- Landscaping used as threshold for private defensible space and to enhance streetscape.
- Stimulating environment to encourage positive, healthy living and working.
- Open and natural landscaped spaces and planting.
- Subtle connections to park.
- Hard landscaped public spaces/ squares.
- Spaces positioned next to active uses.
- Places to rest and interact.
- Range of spatial experiences.



## 4. TREES AND SITE SETTING

The design team are aware of the sensitivities of the existing trees and our approach will be to incorporate as many of the healthy trees into the proposals as possible.

From meeting the local residents at the first community event, we understand that the trees are of significant setting value and are an essential factor in the existing character of the site.

From King George V Park, the trees offer significant screening and the park enjoys a secluded and private environment.

Our proposals seek to minimise any overlooking and encroachment by the built environment. One solution would be orientate buildings so that gable ends were adjacent to the park. The buildings could have stepped massing that pulls any height away from the park.

Access to the park could be improved but limited to the east and west extremities so that the secluded environment was not unnecessarily interrupted.



## 5. RETAIN VIEWS THROUGH SITE

### New Town Edge

Enhancement and emphasis of Fettes Row and Royal Crescent as North Edge of New Town  
Retention of 'long views' on the New Town edge.

New Town streets running south - north were designed to incorporate long, often dramatic views towards the distant horizon. This is evident with the view north from Dundonald Street, and we intend to retain the view albeit framed by the new buildings

### Mass

Buildings should not dominate the existing surrounding urban fabric. Minimal additional height

should only be considered if buildings are stepped back and not continuous. Continuous blocks should tie in with the height of existing context blocks.

### Architectural and Landscape Quality

High quality design using appropriate robust materials that respond to and enhance the architectural character of the area.

### Mixed Tenure

Building plots that support a mixture of housing types and sizes as seen throughout the original New Town blocks.



# SCOPE OF APPLICATION

RBS intend to apply to City of Edinburgh Council for Planning Permission in Principle (PPP). This application will seek consent for the principle of residential-led mixed uses on the site.

In addition to seeking approval for the principle of mixed use redevelopment, certain elements will be included in the PPP application for which detailed approval is sought.

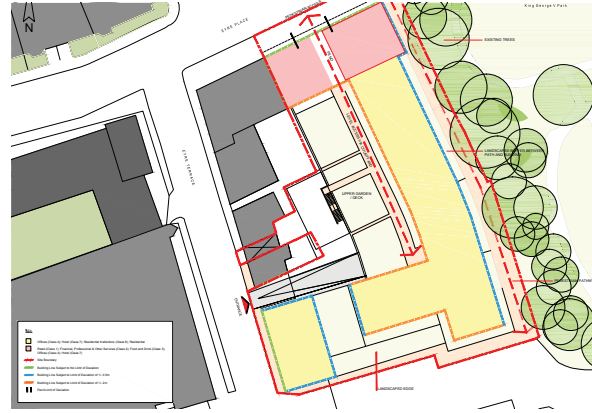
These elements are as follows;



**1. The Range and Maximum Levels of Land Use**

Types of development within proposal site and the quantum of each use will be defined.

A range of areas will be offered to ensure flexibility and to allow for alterations in market demand.



**2. The siting of the Principal Building Blocks - Subject to Limits of Deviation**

Block layout plans for every floor level will confirm the general siting of the building blocks. These will be subject to limits of deviation to allow some flexibility in the final building form which will be fully established when the full detail of the scheme is brought forward through subsequent applications for 'Approval of Matters Specified in Conditions.' These deviations will also help allow for architectural expression and variation.

This is a similar approach to that undertaken in the previous Eyre Terrace/Place application, as illustrated above.



**3. The Maximum Height of the Principal Building Blocks**

Each building block will have a maximum height and a sectional drawings to confirm the intended massing.



**4. Points of Pedestrian, Vehicular and Service Vehicle Access**

Routes through and into the site will be clearly defined for all types of movement.

Car parking areas and quantum's of parking will be confirmed

Pedestrian access and connections to surrounding routes will be identified.



**5. A Public Realm and Landscaping Strategy**

The nature of space and the broad scope of the landscape design will be proposed by the application.

The accessibility of space, what is public and what is private, will also be defined.

This will inform the detailed landscape proposals which will come forward through subsequent applications for the detail of the scheme.

**Plans and supporting documents**

The forthcoming application will comprise a suite of plans and supporting documents. These will comprise:

- **Formal plans** for approval;
- The following supporting documents:
  - Planning Statement
  - Design & Access Statement
  - Report of Consultation
  - Sustainability Statement/S1 Form
  - Engineering Assessment (to address structural issues).

• **An Environmental Statement** which will assess the impact of the development. This will include the following technical chapters:

- Socio-economics
- Transport & Access
- Air Quality
- Ecology
- Townscape and Visual Impact
- Archaeology and Cultural heritage
- Arboricultural Assessment
- Ground Conditions & Contamination
- Surface Water Drainage and Floodrisk
- Daylight, Sunlight and overshadowing

The subsequent boards explain the current proposals for the site.



# EXISTING SITE LAYOUT









# PROPOSED USES



LOWER GROUND FLOOR - PARKING



GROUND FLOOR (At Dundas Street)



TYPICAL FLOOR



TYPICAL UPPER FLOOR

- Class 7 (Hotel), Class 1 (Retail), Class 2 (Financial & Professional), Class 3 (Food), Class 4 (Office)
- Class 1 (Retail), Class 2 (Financial & Professional), Class 3 (Food), Class 4 (Office)
- Residential, Class 4 (Office), Class 7 (Hotel), Class 8 (Residential Institution)
- Residential
- Residential, Class 4 (Office)

**RESIDENTIAL**

- Private and affordable housing types.
- Mixture of residential offerings and associated amenities.
- High quality residential buildings that respond to the local market.



**OFFICE**

- Potential for new appropriately sized and designed office space.
- Potential to retain some of the existing office space.



The application is seeking permission for the range and maximum land uses across the site. The intended land uses are shown on the adjacent plans.

- The majority of the blocks along Fettes Row/Royal Crescent are proposed for residential use.
- Active ground floor uses are sought along Dundas Street, around the new public space located off Dundas Street and along the frontage of Eyre Place, adjacent to the existing commercial units.
- A flexible mix of uses is sought on the upper levels of the urban blocks at Dundas Street/Eyre Terrace/Eyre Place. These proposed uses reflect those permitted under application 14/O1177/PPP at 7, 11 and 13 Eyre Terrace (which is presently minded to grant).

In applying for a range of land uses, it is intended that the planning application will offer flexibility on the final uses to be developed, determined by future market interest.

As a flexible mix of uses is being sought for some of the blocks, the overall total figure would be less than that shown in the table.



**RETAIL, HOTEL & LEISURE**

- Active ground floor uses along specific frontages - continuation of local condition.
- Retail used to active spaces and streetscape
- Provides amenity for development and local area.
- Wide range of market driven facilities.
- Small to medium size Hotel.
- Boutique / aparthotel.





## Pedestrian routes

A range of pedestrian routes are proposed to enhance permeability through the site and to the King George V Park.

## Vehicular access

Vehicular access to the development will be provided via Eyre Terrace.

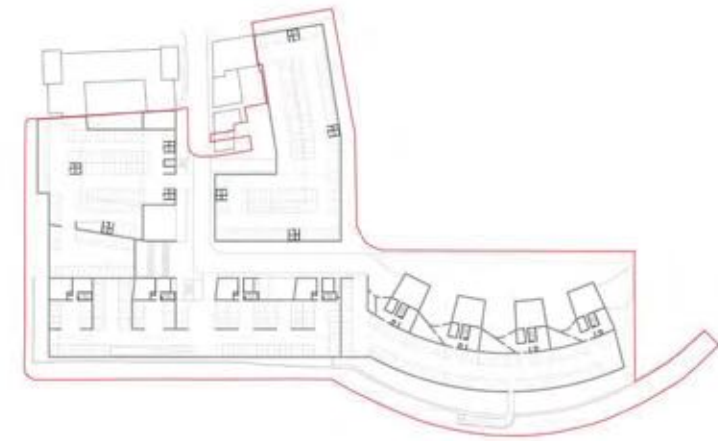
Based on a flatted residential development of circa. 350 units (which would generate the highest parking requirements of the uses proposed), the proposed development would generate 69 and 64 two-way vehicle trips in the AM and PM peaks, respectively. The current generation of the RBS car park is 128 vehicle trips in both the AM and PM peaks. The proposals will therefore represent roughly half the vehicle generation compared with the existing situation. One vehicle access is more than sufficient to accommodate the proposed vehicle numbers at peak times.

A singular vehicle access is also sufficient for emergency vehicle access as the site also has frontage to Dundas Street, Royal Crescent and Eyre Place.

## Car parking

Car parking to the development will be provided in underground car parks.

As with other new developments in central Edinburgh, new residents will not be eligible for residents parking permits.



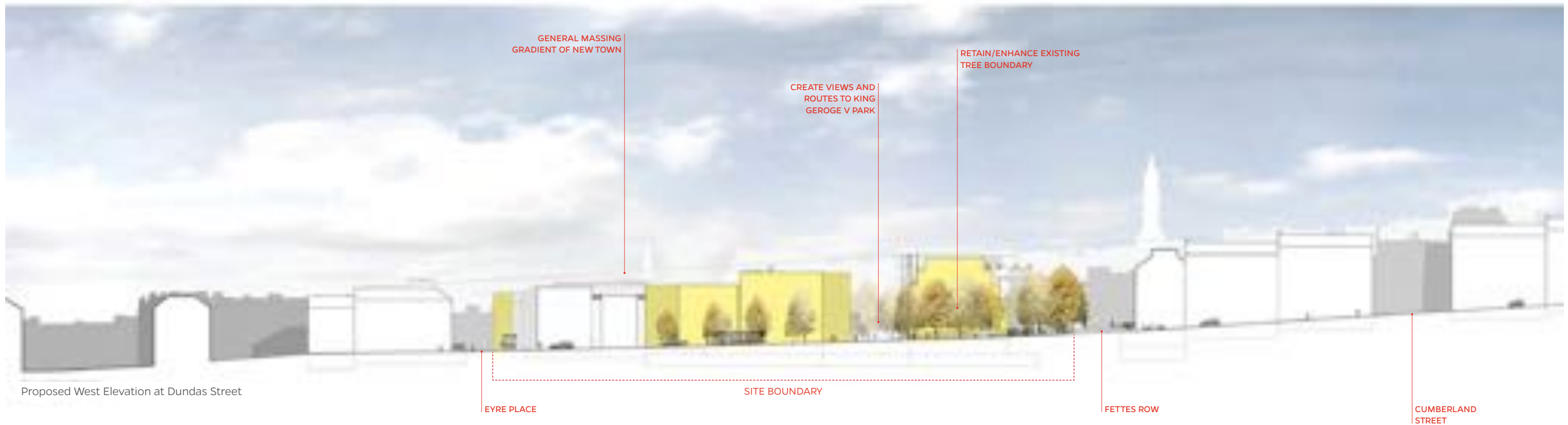
Indicative lower ground floor plan showing how car parking could work under landscaping buildings.







Existing West Elevation at Dundas Street

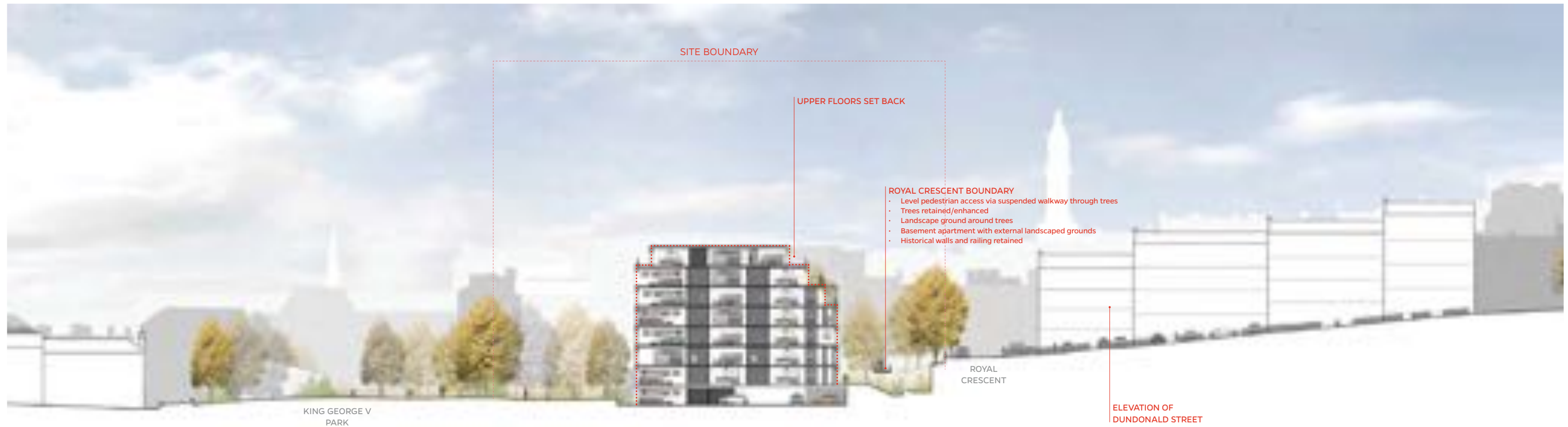


Proposed West Elevation at Dundas Street











REVISED MASSING TO BUILDINGS. STEPPED SOUTHERN ASPECT

LOWEST 'STEP' SITS BETWEEN FIRST FLOOR AND SECOND FLOOR OF EXISTING FETTES ROW BUILDINGS

Image showing view of massing adjacent to Fettes Row along pedestrian walkway.



LOWER GROUND AND PART OF GROUND FLOOR SITS BELOW LEVEL OF FETTES ROW

MODEL INTENDED TO SHOW MASSING NOT ARCHITECTURAL TREATMENT BUILDING DESIGNS INDICATIVE AT THIS STAGE

NEW WALKWAY THROUGH TREES TO PROVIDE PRINCIPAL ACCESS THROUGH SITE AND TO PROPOSED BUILDINGS

NEW PLANTING TO SLOPED GROUND

CONSENT WILL BE SOUGHT FOR MAXIMUM BUILDING HEIGHTS ACROSS THE SITE. THE FINAL FORM OF DEVELOPMENT WILL BE REQUIRED TO CONFORM TO THESE MAXIMUM HEIGHTS ESTABLISHED AT PPP APPLICATION STAGE.



# KEY IMAGES

For the final Planning application a series of key view montages and massing diagrams will help to illustrate the proposals.



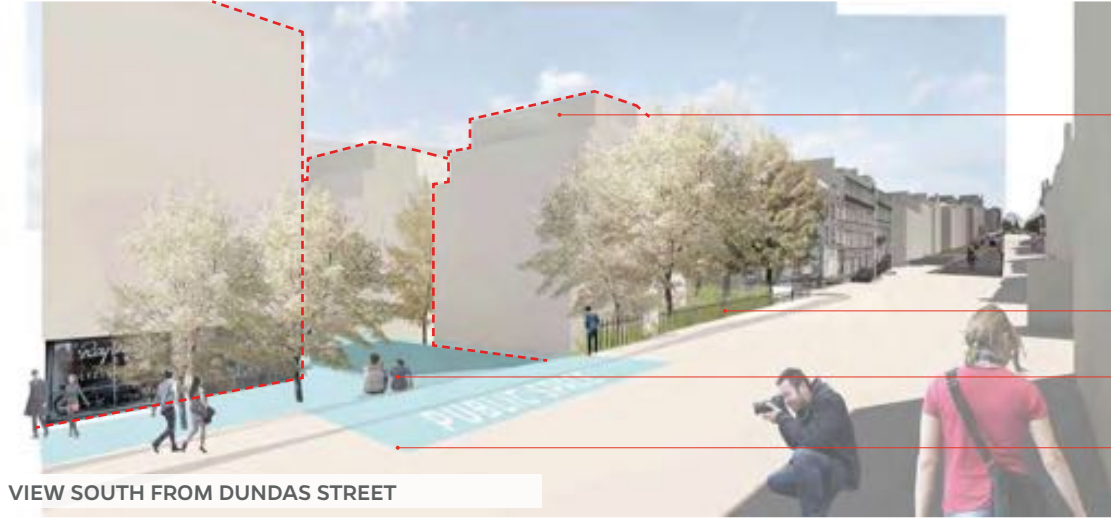
VIEW ALONG WALKWAY ADJACENT TO ROYAL CRESCENT

- POSITION OF PROPOSED BUILDINGS
- NEW PLANTING TO SOUTHERN BOUNDARY
- LANDSCAPING TO LOWER LEVEL
- ACCESS TO BUILDINGS
- EXISTING WALL RESTORED AND USED AS FEATURE OF LANDSCAPE DESIGN
- NEW ELEVATED (LEVEL) WALKWAY



- VIEWS THROUGH BETWEEN BUILDINGS
- RETAIN RAILINGS AND TREES

VIEW NORTH FROM DUNDONALD STREET



- STEPPED MASSING TO SOUTHERN BLOCKS
- RETAIN TREES AND RAILINGS
- ENTRANCE TO PUBLIC SPACE OFF DUNDAS STREET
- GROUND FLOOR ACTIVE USES. SET BACK FROM DUNDAS STREET WITH HIGH QUALITY LANDSCAPING

VIEW SOUTH FROM DUNDAS STREET



# NEXT STEPS

Thank you for attending this public consultation event. This is the final pre-application consultation event prior to lodging an application to City of Edinburgh Council.

Thank you to all those who have provided feedback to date and for commenting at this event. There will be an opportunity to make formal representations to City of Edinburgh Council on the proposals once an application is submitted. The timeline below outlines the likely pre-application/application process and identified next steps.

