

# Residential Development - South Gyle

## Community Consultation Event

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## Welcome

These exhibition boards form part of a formal Pre-Application consultation process on the proposed development at South Gyle Broadway in Edinburgh and have been produced on behalf of the applicants BDW Trading Ltd and Tesco Personal Finance PLC. The proposal seeks to provide around 300 new homes including affordable housing, retail, commercial space and a nursery.

The purpose of this event is to provide outline proposals of the new development and to seek your initial views and opinions. Representatives of Barratt Homes are available to answer your questions via an online chat event which will take place on Thursday 14 October 2021 from 3pm to 7pm.

You are invited to leave comments and a feedback form is provided at [www.holderplanning.com/southgyle](http://www.holderplanning.com/southgyle). The chat box can also be accessed via this link. If you would like some time to think about your comments you can send them to us using the contact details at the end of this presentation.

## Site Location

The site is located around 6km west of Edinburgh city centre and around 4km to the south-east of Edinburgh Airport. The site lies within an area of mixed use, with existing residential areas directly to the north at South Gyle Broadway and existing commercial and retail buildings to the south, east and west.

The Gyle shopping centre is located around 1km to the north-west and there are two existing secondary schools which lie 300m to the east of the site - Forrester High School and St. Augustine's RC High School. Gylemuir Primary school and Broomhouse Primary School are also located within 2km of the site and are accessible via the existing footpath network.

--- Travel distance  
--- Railway Line  
--- PAN boundary  
● Key Amenity



Location Plan



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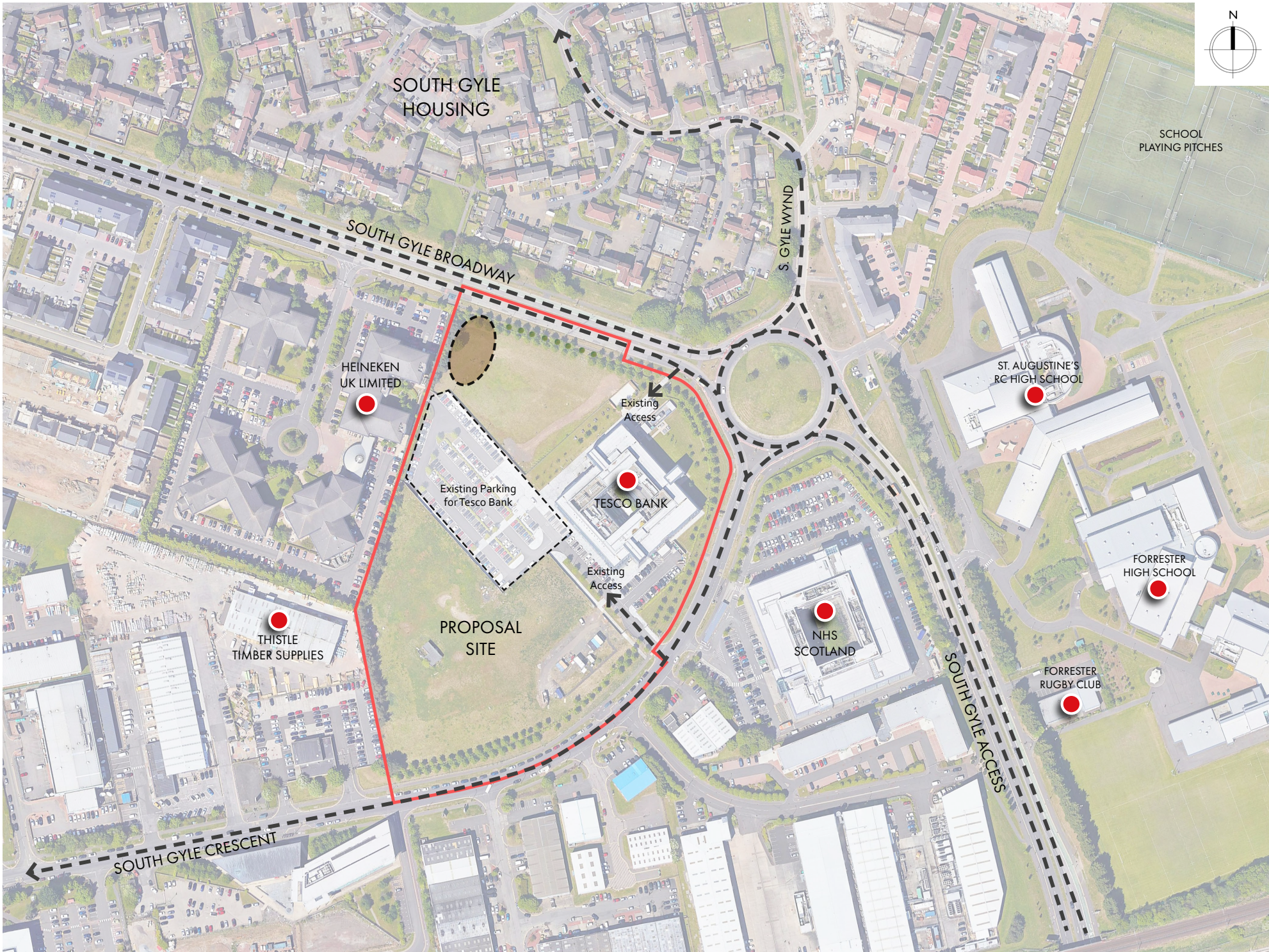
### Proposal Site

The proposal site at South Gyle currently contains the existing Tesco Bank offices and associated car parking. The remainder of the site is predominantly made up of vacant ground with semi-mature tree planting around the perimeter. The site is bound to the north by South Gyle Broadway, to the south and east by South Gyle Crescent and to the west by existing offices and industrial units.

Access to the site is currently from South Gyle Crescent to the south-east, which leads to the existing Tesco Bank Car Park. A secure gated access also exists to the north of the site from the footpath on South Gyle Broadway.

The immediate context surrounding the site is characterised by a mix of residential, industrial, commercial, retail and educational buildings which vary in height and scale, from single storey industrial units to four storey offices and flatted blocks.

An area of archaeological interest has been identified within the northern portion of the site which will be protected as part of the design proposals.



- KEY
- ← - - - Existing roads
  - PAN boundary
  - Area of archaeological interest

Site plan - as existing



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## Existing Site Photos



Existing view of northern area of archaeological interest



View of northern boundary from South Gyle Broadway



View towards site from existing roundabout



View within site towards northern boundary



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## Planning Background

The principle of developing residential and commercial uses on this site is supported by the Council's planning policies.

The Edinburgh Local Development Plan 2016 identifies a new vision for Edinburgh Park & South Gyle, which seeks to create a thriving business and residential community, well integrated with the rest of the city through good public transport, pedestrian and cycle connections, a more balanced mix of uses and facilities and high quality public realm and green spaces.

The Council's vision is to change the character of the Edinburgh Park/South Gyle area over time from a business dominated environment with limited evening and weekend activity to a thriving mixed use and well-integrated part of the City.

We believe that the proposals shown in this exhibition, proposing both high quality residential development and commercial uses, support the vision identified in the Local Development Plan and meet the detailed policy requirements.

The forthcoming planning application will provide the detailed layout of the development, including access arrangements, parking and the design of the new buildings. It will also be supported by comprehensive assessments of the environmental impact of the development, which will be kept to the minimum. However, the proposed Tesco store is likely to be submitted by way of a separate detailed planning application.



Edinburgh Local Development Plan



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## Constraints & Opportunities

There are a number of site constraints and opportunities which have informed the proposal from the outset. As part of the design process, an assessment of the site and the surrounding area was carried out to ensure the proposal integrates within the existing context.

### Constraints:

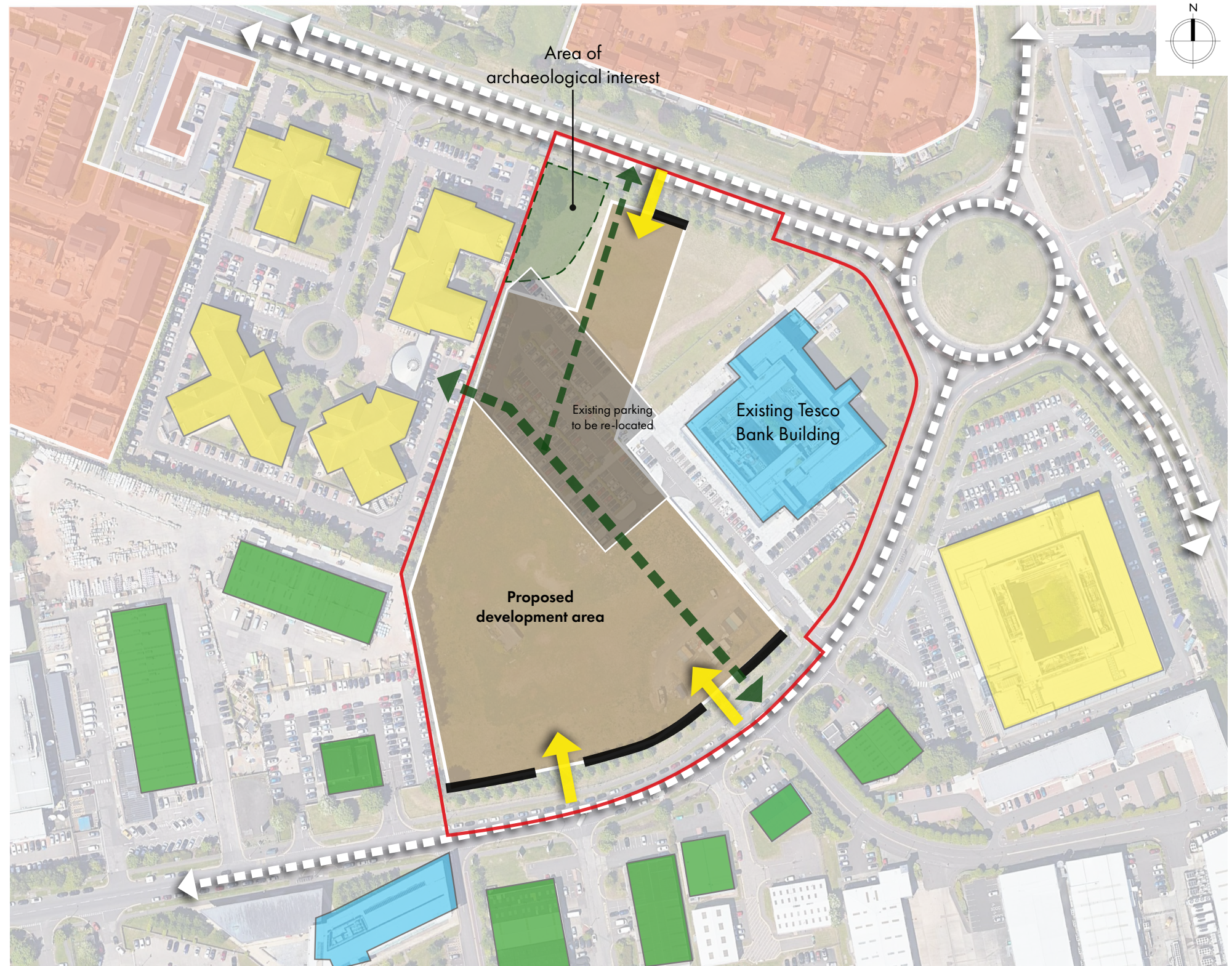
- Area of archaeological interest to north of site (to be protected)
- Existing buildings to west of site.
- Existing Tesco building and car park.
- South Gyle Broadway and South Gyle Crescent.

### Opportunities:

- Provide new vehicular access to site, from South Gyle Broadway and South Gyle Crescent.
- Create positive new frontage onto South Gyle Crescent to south-east and South Gyle Broadway to the north.
- Enhance pedestrian connections to surrounding area.
- Create key pedestrian/cycle route through site.
- Establish new areas of open space within development.
- Creation of new parking for Tesco Bank building.
- Create a variety of new uses for the site including residential, retail and commercial.

### KEY

	Existing roads		Potential new active travel route
	Proposed access		Potential frontage
	Industrial (2 storey)		Commercial (3 storey)
	Offices (3 storey)		Residential





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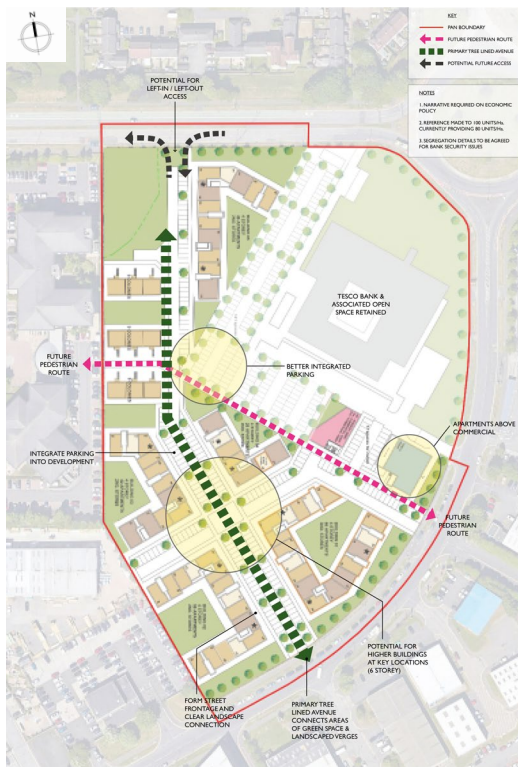
# Proposed Layout

The proposed site layout has evolved following discussions with The Council, Consultants and the Project Design Team, and has been designed to integrate within the surrounding context. The proposal will incorporate a mix of private and affordable accommodation which will be delivered both in flatted blocks and colony-style terraced housing.

One of the primary concepts behind the design of the layout will be to improve pedestrian and cycle links to and from the surrounding area. The site will also facilitate a new active travel route which will enable a permeable connection through the heart of the development, establishing future safe routes to school and encouraging active travel. The proposed development will also include space for a potential nursery with commercial above and a Tesco store, which will be easily accessed from South Gyle Crescent.

The layout opposite represents a previous iteration that was presented to the Council during the initial pre-application discussions.

This has been amended and updated following a number of comments raised by the Council.



Layout originally presented to Planning



### Indicative site layout



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## Landscape

The primary concept behind the landscape structure will be the creation of new areas of open space within the site and new green links which will provide valuable amenity space for new and existing residents. Mature trees will be retained along the northern boundary and new tree and landscape planting will be introduced to inform the structure of streets, open space and improve levels of biodiversity. A landscape buffer will also be introduced between the proposed car park and the flatted blocks to the north of the site.

Please note that landscape proposals are currently indicative and will be developed in greater detail by a Landscape Architect prior to a formal planning application being submitted. To summarise, the key landscape principles include:

- Setting to area of architectural interest retained and protected.
- Protect and enhance existing tree planting.
- New Tree planting within streets and to areas of open space.
- Creation of extensive new central open space.
- Creation of green landscape corridors through site.
- Open space formed within courtyards to rear of flatted blocks.
- Landscape buffer planting between new car park and flatted blocks.
- 3m private front gardens to all ground floor apartments.



— Site boundary

Indicative landscape layout



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## Active Travel

Scottish Planning Policy requires that transport considerations follow the so called 'hierarchy of travel modes'. This establishes the following order of consideration for travel modes in planning – pedestrians, cyclists, public transport and private car.

Active travel will be prioritised throughout the new neighbourhood, with multiple footpath and cyclable links proposed within the development and to the surrounding travel network.

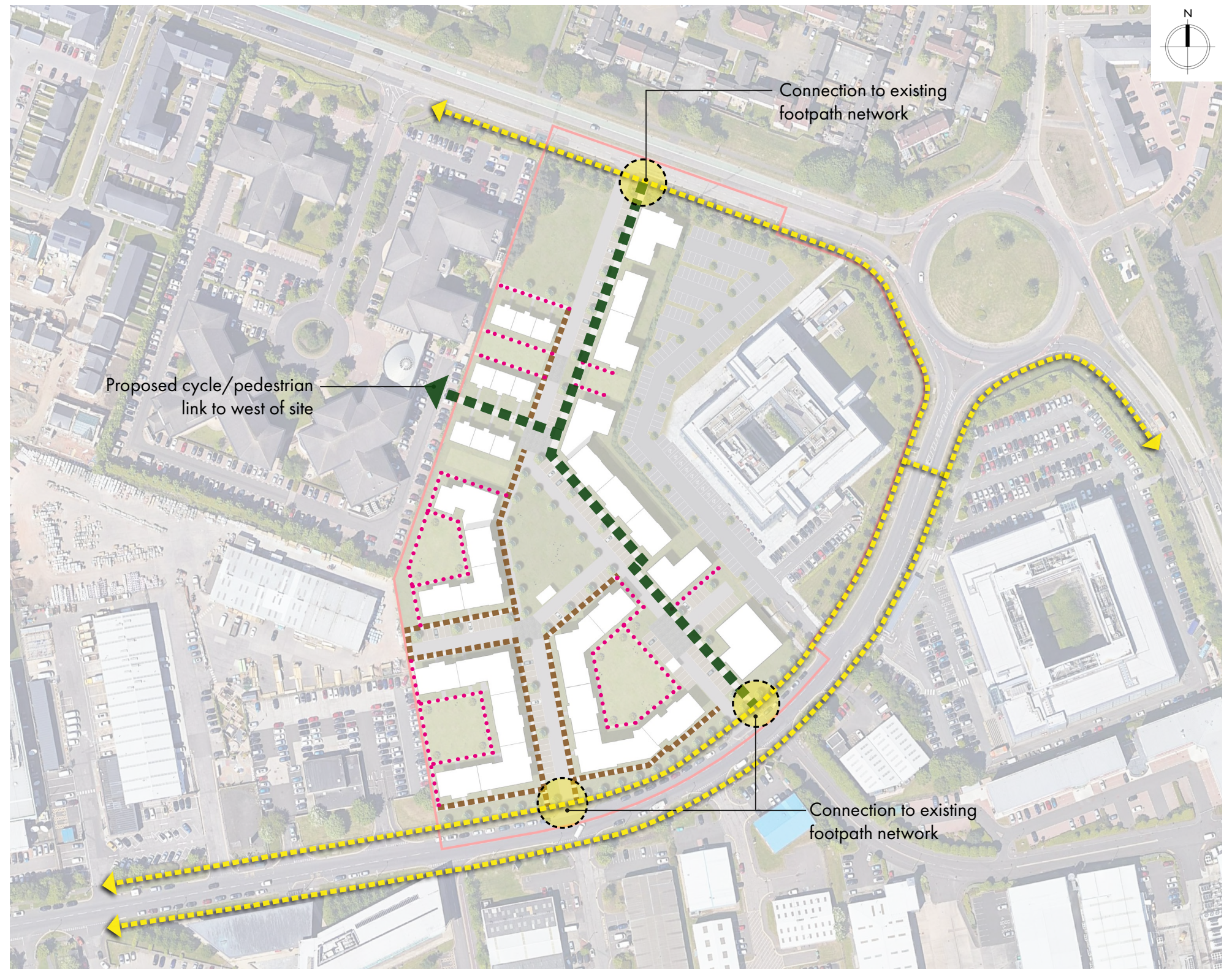
As previously identified, a potential new active travel route will provide a future connection through the site between South Gyle Crescent, South Gyle Broadway and existing development to the west, as identified within the City of Edinburgh Council LDP.

Elsewhere within the site, a number of footpaths, footways, areas of shared surface and informal squares will establish a pedestrian and cycle focused layout and allow for ease of movement along streets, between blocks and areas of open space as well as to the existing travel network. Informal paths will provide connections to the rear of flatted blocks and to the front and rear of colony housing.

Pedestrian and cycle movement has been designed in accordance with the City of Edinburgh Council LDP and the Scottish Government's Designing Streets Policy. These linkages will also afford walking routes that connect with networks leading to nearby bus (and tram) services as well as Edinburgh Park railway station.

### KEY

- Existing pedestrian route
- Primary pedestrian routes
- Potential active travel route
- Site boundary
- Pedestrian access
- Key pedestrian connection



Pedestrian framework plan



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### Vehicular Movement

Proposed vehicular access into the site will be taken from South Gyle Broadway to the north, most likely in the form of a left-in/ left-out junction, and from simple T junctions onto South Gyle Crescent to the southeast.

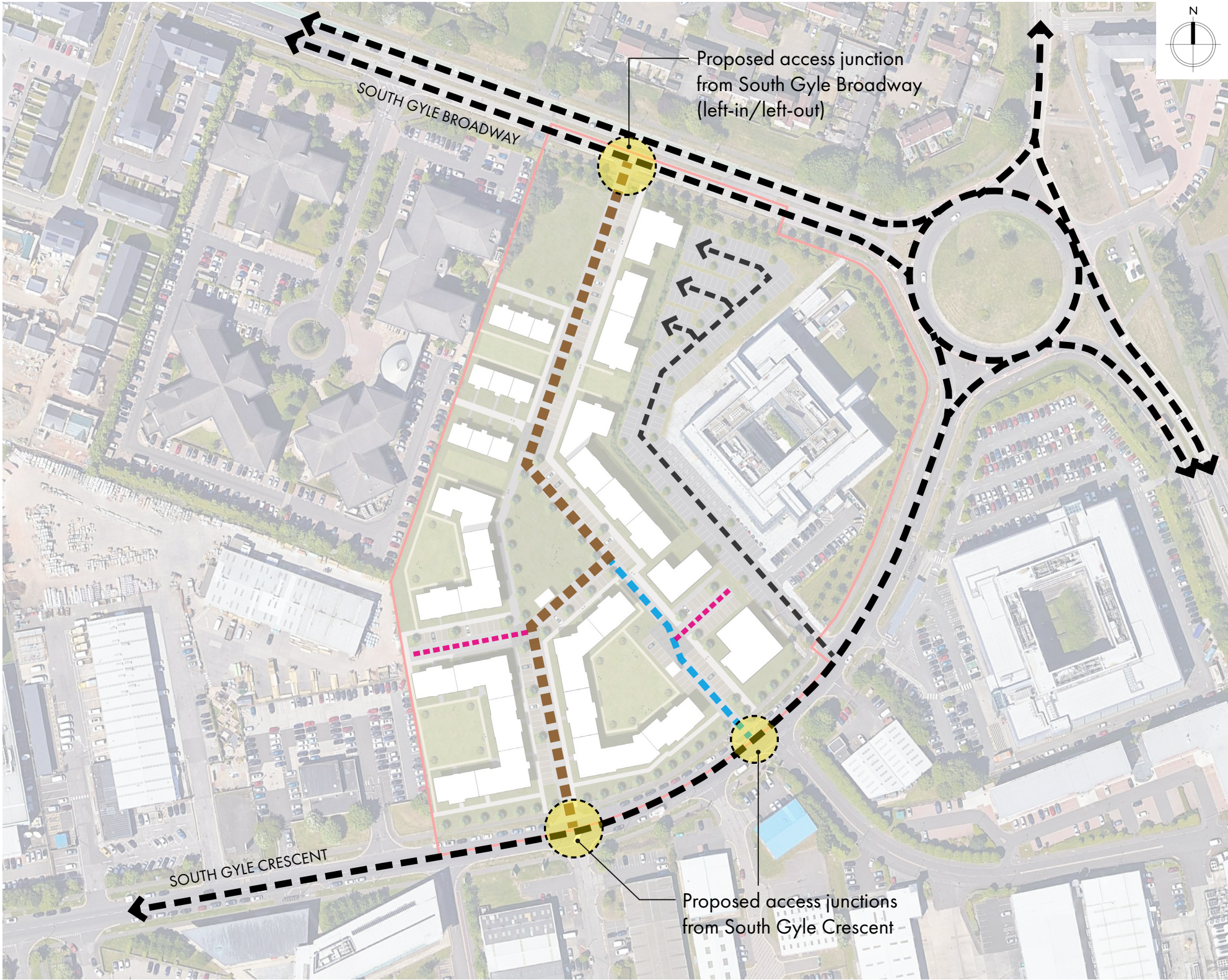
This will establish a primary 6m wide vehicular route through the site, ensuring the development is permeable and connects into the wider road network. A secondary access will be established into the site which will enable access to the affordable blocks, the potential nursery, Tesco Bank and commercial units. Access to parking courts will be taken directly from the primary and secondary streets.

Parking will be provided on street within the site and within parking courts and has been designed in accordance with City of Edinburgh Council parking standards, which seek to reduce the availability of private parking whilst allowing for electric vehicle charging points and City Car Club spaces.

A detailed transport assessment will be conducted as part of the planning application and this will be available to view when the application is made.

The LDP action programme proposes a range of developer contributions, many of those being identified as contributing towards transport actions. The applicants will discuss these contributions as part of the normal planning process.

- KEY
- Proposed primary route
  - Proposed secondary street
  - Proposed access to new Tesco car park
  - Existing road
  - Parking court



Vehicular framework plan



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## Proposed Massing

The development will include a mix of flatted blocks, colony housing and retail units which change in height and scale throughout the site. Flatted blocks will vary between four and six storeys. Four storey blocks will be located to front onto South Gyle Crescent and around the entrance to the site from South Gyle Broadway. Taller blocks will front onto the central open space which will ensure higher density development is concentrated around the centre of the site. Open courtyards have been formed to the rear of the flatted blocks, which will reduce the massing around the boundary and onto existing properties.

Colony housing will consist of 3 storey blocks with pitched roofs which reflect the height of the existing offices to the north-west. The commercial building will also be three storeys in height, with the upper two floors containing commercial space and a nursery at ground floor. The Tesco store will be located at ground floor on the south-western corner of the site, and will form part of a three storey block with apartments on the upper two storeys.

### KEY

- 6 storeys
- 4 storeys
- 3 storeys



Indicative Aerial Visualisation of Proposal from south



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## Summary

The proposals for South Gyle represent an excellent opportunity to provide high quality mixed use development which responds to the existing context and the requirements set out within the LDP. As well as providing a mix of private and affordable homes, commercial, retail and childcare facilities, the development will establish significant new areas of open space and active travel links to the surrounding area.

The development will also sensitively respond to the surrounding development, with flatted blocks backing onto the south-western and northern boundaries and new frontages established to South Gyle Crescent to the south-east. A mix of development densities and accommodation types, including apartments blocks and colony housing, will establish architectural variety and alternating street structure.

## What happens next?

The response to this exhibition will help shape the content of the planning application. We will take account of all comments made through the preparation of a Pre-Application Consultation (PAC) Report, which will summarise all of the feedback received and how this has influenced the final proposals. This Report will be submitted as part of the planning application.

We welcome your comments on what you have seen today and would be grateful if you could provide feedback on the form provided on our website [www.holderplanning.com/southgyle](http://www.holderplanning.com/southgyle). These can be emailed or posted using the contact details below no later than 11th November 2021.

lesley.mcgrath@holderplanning.co.uk  
139 Comiston Road, Edinburgh, EH10 5QN  
Phone: 07585 008650

Comments should not be made to City of Edinburgh Council. Any comments made to the prospective application are not comments to the planning authority. When a planning application is submitted to the 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.



Example of potential open space



Example of potential flatted block



Example of potential street structure