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# Mixed Use Development

## New Street / East Market Street – Southern Site

### Interim Report of Consultation

December 2012



[gva.co.uk](http://gva.co.uk)

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## 1. Introduction

- 1.1 This Report of Consultation has been prepared by GVA on behalf of Artisan REI (“the applicant”) and relates to proposals for mixed use development at New Street / East Market Street – Southern Site. The full site location is as follows:

*“Land adjacent to New Street 5 New Street (Canongate Venture), 221 - 223- 227 – 229 – 231 - 231A Canongate (inc. Old Sailors Ark), Land at East Market Street / Cranston Street, 5A, 7, 9 Cranston Street, Jeffrey Street (1-24), Edinburgh”*

- 1.2 This report sets out the methodology of consultation undertaken in advance of an application for detailed planning permission. It includes an overview of the pre-application consultation undertaken, provides an analysis of the feedback received and sets out the applicant’s response to the feedback.

**1.3 This is an interim report of consultation compiled at 12 December 2012 and will be updated as the pre-application consultation progresses. The final and complete Report of Consultation will be submitted to City of Edinburgh Council (CEC) alongside the future planning application. Consequently, only sections 1 to 4 have been drafted.**

- 1.4 The report comprises the following sections together with associated appendices:

- Section 2: Proposal of Application Notice
- Section 3: Overview of pre-application consultation
- Section 4: Event one – format and feedback
- Section 5: Interactive workshop – 2 November 2012
- Section 6: Applicant’s response to event 1 and workshop feedback
- Section 7: Event two – format and feedback
- Section 8: The proposal’s evolution and overall response to feedback
- Section 9: Conclusions

### Policy Context

- 1.5 The Scottish planning system recognises the importance of consulting and engaging with communities and stakeholders. Pre-Application Consultation (PAC) between prospective applicants and communities is now a statutory requirement for ‘national’ and ‘major’ planning applications, as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

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- 1.6 Under these regulations, the current application is defined as a ‘major’ development requiring Pre-Application Consultation. Pre-Application Consultation is required to include (as a minimum) the following activities:
- The submission of a Proposal of Application Notice (to contain an account of what consultation the applicant intends to undertake, when such consultation will take place, with whom and what form it will take);
  - Consultation with the community council(s);
  - To hold at least one public event; and
  - Publish a newspaper advert announcing the public event at least 7 days prior to the event.
- 1.7 Where PAC is required, applications must be accompanied by a PAC Report of Consultation to confirm that PAC has taken place in line with the statutory minimum requirements and any other requirements set by the authority. It is recommended that reports of consultation should:
- Specify who has been consulted;
  - Set out what steps were taken to comply with the statutory requirements and those of the planning authority;
  - Set out how the applicant has responded to the comments made, including whether and the extent to which the proposals have changed as a result of PAC;
  - Provide appropriate evidence that the various prescribed tests have been undertaken – e.g. copies of advertisements of the public events and reference to material made available at such events;
  - Demonstrate the steps that were taken to explain the nature of PAC i.e. that it does not replace the application process whereby representations can be made to the planning authority.
- 1.8 In undertaking this community consultation, the project team has had regard to the above statutory requirements and also the guidance and recommendations set out in Planning Advice Note (PAN) 3/2010 Community Engagement (August 2010). In line with best practice, GVA and the project team has sought to engage with the community at an early opportunity and to provide the community and key stakeholders with the opportunity to provide feedback which will be taken into account in progressing the proposals and future discussions with the local planning authority.
- 1.9 At the outset, the project team met with high level officials at the City of Edinburgh Council (CEC) to discuss the applicant’s desire to engage meaningfully with the local community and agree the procedural approach that should be undertaken in this case.
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## 2. Proposal of Application Notice

2.1 Following pre-application discussions with the City of Edinburgh Council (CEC) and also key stakeholders, a Proposal of Application Notice (PoAN) was submitted to the Council on 4 October 2012.

2.2 A copy of the Proposal of Application Notice is provided at appendix 1. In summary, this proposed the following public consultation activities:

- A two-stage public event to be held at the Canongate Venture, 5 New Street Edinburgh. The first exhibition event will be held on Tuesday 30 October 2012 (11am-8pm) and Wednesday 31 October 2012 (11am-8pm). It was explained that the purpose of this first event is to seek views on initial options for the site and that the feedback from this event will be used to prepare more detailed proposals for the site which will be consulted on at a later 2<sup>nd</sup> event.
- A second exhibition event will be held to present more detailed proposals for the site following receipt and evaluation of feedback from event one. The date for the 2<sup>nd</sup> event will be determined following the 1<sup>st</sup> event to take account of feedback received.
- A public notice in the Edinburgh Evening News on Friday 19<sup>th</sup> October;
- Invite letters to be issued to local residents, businesses and key stakeholders before both events;
- Posters to be displayed in the surrounding area; and
- On-going discussions and separate meetings with key representatives/organisations.

2.3 In addition to CEC, the PoAN was sent to the following organisations and individuals:

- Old Town Community Council;
- New Town / Broughton Community Council;
- Councillor Karen Doran;
- Councillor Joanna Mowat;
- Councillor Alasdair Rankin;
- City Centre Neighbourhood Partnership;
- Edinburgh Old Town Association;
- Edinburgh Old Town Development Trust;
- Edinburgh World Heritage;
- Cockburn Association;
- Architecture & Design Scotland;

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- [Historic Scotland](#).
- 2.4 The City of Edinburgh Council approved the proposed pre-application consultation activities in a decision letter dated 26 October 2012. This is appendix 2. The pre-application reference number is 12/03624/PAN.
- 2.5 Full details of the pre-application consultation are set out in the subsequent sections of this report.

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## 3. Overview of pre-application consultation

- 3.1 The applicant has undertaken extensive PAC with the local community and key stakeholders in advance of the submission of the planning application and, in doing so, has conformed fully with the statutory requirements.
- 3.2 This report provides an overview of the pre-application consultation undertaken which includes the following activities:
- Initial meetings with key stakeholders;
  - 1<sup>st</sup> public event 29/30 October and 3 November ;
  - Interactive workshop on 2 November 2012;
  - 2<sup>nd</sup> public event [to be undertaken];
- 3.3 This consultation is described in greater detail below and in the subsequent sections.

### Meetings with key stakeholders

- 3.4 Prior to lodging the proposal of application notice, the applicant held a meeting with representatives of the local community at the Scottish Storytelling Centre on 1 August 2012. This 'project timetable workshop' was arranged to discuss proposed timescales for engaging with the local community, including when key consultations would be held. This was attended by representatives of the Old Town Community Council, Old Town Development Trust, Old Town Association, local residents, and assistants to a local MP and MSP as well as representatives from Artisan and the project team.
- 3.5 Appendix 3 provides a copy of the proposed consultation timeline that was presented at the 1 August 2012 meeting for discussion. This also explained the background to other applications that would be submitted by Artisan to extend the timescale of existing consents and also to amend certain pre-commencement conditional requirements.
- 3.6 Prior to the first public event, Artisan and its representatives also attended the meeting of the Old Town Community Council on 9 October 2012 to discuss the forthcoming consultation process and proposed applications.
- 3.7 While the first event on 30 October marks the start of Artisan's formal public consultation process on its proposals for New Street/East Market Street, prior to this Artisan has had many months of pre-application discussions with various groups and stakeholders including:
- Heritage bodies;
  - The Old Town Community Council;

- Local community groups;
- Appointed council officials;
- Elected councillors;
- MPs/MSPs;
- Business groups.

## Notifying the public

- 3.8 From the outset, the applicant sought to ensure that the public consultation process was well advertised to ensure as many people as possible with a likely interest in the development were aware of the proposals and understood the opportunity to engage in the process and provide feedback.
- 3.9 In order to advertise the 1<sup>st</sup> event, a public notice was placed in the Edinburgh Evening News on Friday 19<sup>th</sup> October 2012. As required, this notice included the following details:
- A description of, and the location of, the proposed development;
  - Details of where further information may be obtained concerning the proposed development;
  - The date and place of the event;
  - A statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
  - A statement confirming that comments made to the prospective applicant are not representation to the planning authority.
- 3.10 This notice also made reference to a separate consultation event on a series of Section 42 applications which Artisan would also be consulting on at the same time at the venue. A copy of the public notice as it appeared in the Evening News is appendix 4.
- 3.11 Additionally, invites to the 1<sup>st</sup> event were sent to 2,097 properties surrounding the application site informing them of the public event. A copy of the invite letter sent to local residents and businesses is provided at appendix 5, along with a list of addresses notified and a catchment plan.
- 3.12 Invites were also sent to the key stakeholders listed in appendix 6.
- 3.13 In addition, posters advertising the event were displayed around the site and at various publicly accessible locations in the vicinity of the site. A copy of the poster for the 1<sup>st</sup> event is provided in appendix 7.
- 3.14 [Details of notification for the second event to follow once undertaken]**



- 3.15 It was made clear in the newspaper advert and all invite letters that any comments submitted to GVA in respect of the consultation were not representations to the local planning authority and that there would be an opportunity to make formal representations to CEC once the application has been submitted.
- 3.16 Subsequent sections of this report provide greater detail on event one and event two respectively and the feedback received.

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## 4. Event one – format and feedback

### Event one - public event format

- 4.1 The first public event was held over three days: Tuesday 30 October 2012 (11am-8pm); Wednesday 31 October 2012 (11am-8pm) and Saturday 3 November 2012 (10am – 12:30pm). The Saturday event was proposed after the Proposal of Application Notice was submitted to directly respond to feedback received at the Old Town Community Council Meeting on 9 October.
- 4.2 The exhibition was held on-site at the Canongate Venture building at 5 New Street. It was considered ideal to hold the event at the Canongate Venture to ensure the venue was easily accessible to the local community and surrounding residents.
- 4.3 The exhibition was based on a ‘drop-in’ type format and was manned by representatives from the project team who were on hand to answer any queries.
- 4.4 This exhibition related to the Southern Site. At the same time, a separate parallel event on a series of Section 42 planning applications which Artisan is proposing to submit to CEC was undertaken. This aspect relates to the proposed extension to the period for commencing existing consents and to amend certain pre-commencement conditions to enable a phased implementation of development. The exhibition boards were clearly coloured coded to distinguish between the different events / issues being discussed and the format of the exhibition was explained fully in the introduction boards.

### Exhibition boards

- 4.5 The purpose of the first event was not to present detailed proposals for the Southern Site, but set out the background to the proposals, to explain the context and to seek views on the development of 5 sub-sites which lie within the Southern Site. The feedback from this event would then be evaluated and used to inform more detailed proposals. This approach follows guidance set out in Planning Aid for Scotland’s SP=EED Document – A Practical Guide to Better Public Engagement in Planning in Scotland.
- 4.6 The exhibition boards were grouped around different issues.
- 4.7 Three brown exhibition boards were grouped under the heading ‘Introduction’ and explained the background to and format of the exhibition. This clearly explained the colour-coding and format of the exhibition to help assist those attending. These boards provided the following detail:
- Board 1: Introduction to Event One
  - Board 2: Format of Event One

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- Board 3: Consultation and Next Steps
- 4.8 Seven green context boards were displayed to explain the background to the site, its planning policy context and its planning history etc. These boards provided the following detail:
- Board 4: The Site
  - Board 5: Photographs
  - Board 6: Planning Policy (The Edinburgh City Local Plan)
  - Board 7: Planning Policy (Caltongate Masterplan)
  - Board 8: Existing Permissions
  - Board 9: Existing Permissions
  - Board 10: Permissions that will be delivered
- 4.9 Seven maroon boards were displayed relating to the Southern Site. These set out the background to the proposals and sought views on the development of 5 sub-sites which lie within the Southern Site.
- 4.10 These boards provided the following details:
- Board 11: Introduction and Background (Southern Site)
  - Board 12: Introduction and Background (Southern Site)
  - Board 13: 1. The Canongate/Old Sailor's Ark
  - Board 14: 2. New Street South
  - Board 15: 3. Canongate Venture
  - Board 16: 4. Cranston Street East
  - Board 17: 5. Jeffrey Street / The Arches
- 4.11 A further two blue boards at the exhibition related to the section 42 issues (which are dealt with in a separate report of consultation).
- 4.12 A further three orange boards set out 'Other Issues' relating to temporary uses on the site; scheme names; and concluded with a board explaining next steps and a timeline.
- 4.13 Appendix 8 provides a copy of the exhibition boards.

## Providing feedback

- 4.14 The key aim of the pre-application consultation was to gain feedback from local residents/the community to inform the emerging proposals. At the first event, visitors were encouraged to register views by filling out a feedback form. This feedback from

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was designed to be read in conjunction with the boards. A copy of the feedback form is provided in appendix 9. The feedback form set out comments on each of the 5 sub-sites which lie within the Southern Site and also provided space for providing any other comments.

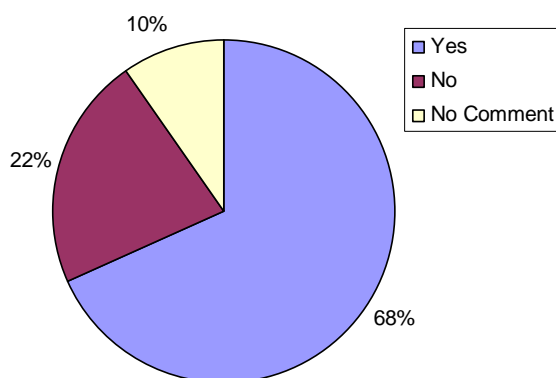
- 4.15 A comments box was available at the event for returning completed questionnaires to the project team. Alternatively, it was advised that completed questionnaires could be returned to GVA in the post by 16 November 2012.
- 4.16 Following the event, and at the request of a representative of the local community, it was also arranged for paper copies of the boards, copies of the feedback form and a comments box for leaving completed questionnaires to be displayed at the Edinburgh Central Library. This was available at the Central Library from Monday 12 – Friday 16 November and was located within a prominent location within the main entrance hall.

### Event one feedback

- 4.17 The first public event was well attended with 125 people attending over the three days. 53 people attended on Tuesday 30 October, 46 people attended on Wednesday 31 October and 26 people attended on Saturday 2 November. While this is considered a good turnout, this represents only a small proportion (6%) of the 2,097 properties surrounding the site that were notified of the event. It can only be assumed that the majority of these neighbouring properties/businesses notified who did not feel it either necessary or worthwhile to attend were not concerned and / or interested in the proposals.
- 4.18 A total of 41 forms were received relating to the Southern Site. Additionally, separate responses were received from the following:
- Cockburn Association;
  - Edinburgh Old Town Development Trust;
  - Old Town Community Council
  - Sheila Gilmore MP
  - 1 individual.
- 4.19 The remainder of this section sets out the responses received under the headings of the five sub-sites. A copy of all completed feedback forms received from event one are included in appendix 10

### 1. The Canongate / Old Sailors' Ark

**Do you support the solution of a retained facade, with a new building to rear facing the new square?**

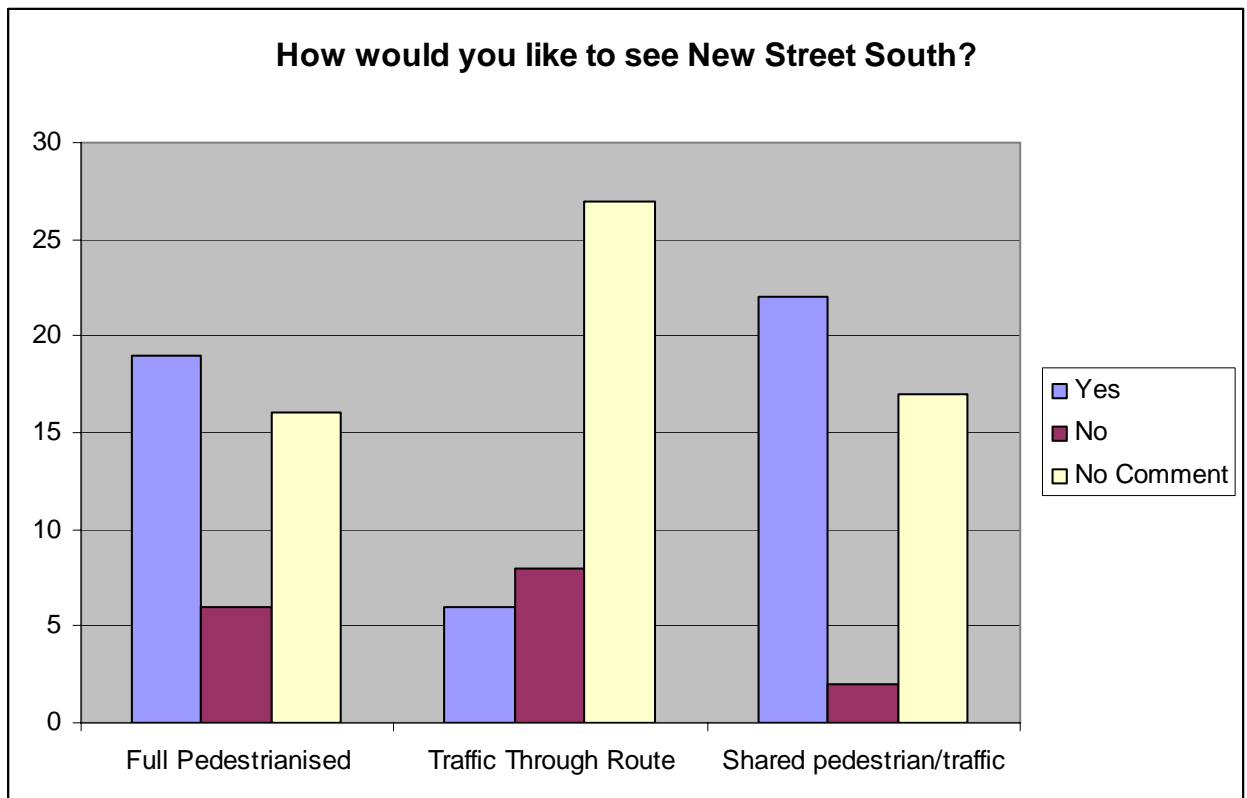


Do you have any other comments regarding the Canongate/Old Sailors' Ark site?
Large hotel should be on bus depot site not Canongate site used for smaller developments. Old Town consists mainly of smaller buildings and should remain that way.
Pend access to be accessible by bicycle.
Hotel's success depends on having a 'foothold' or presence on the High St with direct access from Royal Mile.
Against proposed pend into Canongate and demolition of tenemental buildings. No requirement for new entrance into Canongate.
There has been an interest from different people in the use of these premises. The community in general are in need of it.
Sailor's Ark is an ugly building but if the Canongate frontage was more or less maintained, it would be a benefit to replace the rear with a new building.
Vital Canongate retained as it is. The retention of Old Sailors Ark is less important. Wouldn't like to see a luxury hotel on the site. Prefer to see a mix of small business and residential use as is traditional for the Canongate area.
View down from Calton Hill / Regent Rd on to Waverley Valley is immensely significant. Agree with retaining Old Sailors' Ark building. The design of a 'new' building to the rear is crucial being sympathetic to the heritage of the surrounding architecture. The Council offices attracted much controversy and little local support setting a bad precedence.
Support pend into Canongate; must be for cyclists as well as pedestrians.
Support retention of the existing façade, but have no knowledge or interest in the interior. Likewise have no strong feelings about the retention or demolition of the tenement buildings on the Canongate.
New development should not hide behind historic facades. It should be obviously of its time and be of significant design and utilise high quality and appropriate materials.
Old Sailors' Ark building vital to integration of the Caltongate scheme into the Royal Mile and the existing local economy. Support use of this façade for a high quality

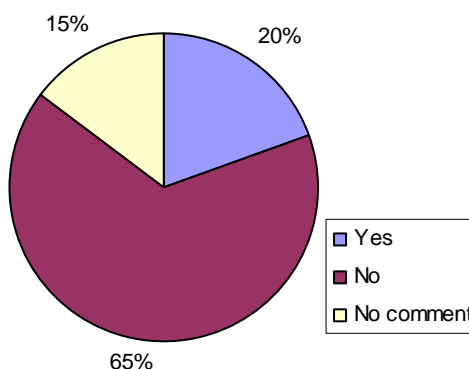
<b>Do you have any other comments regarding the Canongate/Old Sailors' Ark site?</b>
hotel or similar.
Buildings along Canongate should be refurbished and retained as residential accommodation as previously.
Façade at Canongate end of the site must be retained for the sake of the historical heritage of the Old Town Edinburgh's principal source of income is tourism and tourists come for the spirit of the history which few cities in Britain posses anymore.
Either retain whole building OR demolish this not very distinguished (listed) building and have a new building on the site. More important to retain the Ebenzer Macrae tenements and to retain them as housing.
Old Sailors' Ark is a unique and historically superb building.
Housing on Canongate should not be demolished and Hotel Group should retain housing as bookable tourist accommodation. Novelty factor for tourists to holiday in property with views over Royal Mile. Factory frontage on Canongate should not be demolished and it should be glass encased for use by the hotel group and used as a breakfast area for guests from housing accommodation complex. New is not always good and old housing and factory frontage blends in perfectly with past. Demolition of housing for creation of a new roadway onto Canongate would only lead to increased traffic delays. Canongate roadway already blocked most days without additional traffic from new hotel.
[Don't support retained façade] because I would the retaining as much of the building as possible, not just its façade. The façade should be the minimum option for retention. As I do not support the current proposal for 'the square', I would rather see the building leave a proper face to the Canongate.
Like current facade and think it should be retained but I have no problem with adding an arch.
a) I understand need for the new building to the north of the Old Sailors Ark. I think it is an excellent idea to retain the façade but what your question does not allow for is the retention of the Art Deco interior which I would also want. B) The Robertson tenement buildings are in themselves architectural jewels. The pend seriously disrupts their symmetry. I hope that the perceived need for the footfall through the pend justifies its destruction. c) Hopefully, the quality of the hotel architecture will be far more in keeping with the existing architecture than the artists impressions shown.
Support the retention of such buildings. Too many buildings reduced to a façade only making a mockery of their status or demolished. In future, as in past, people will look at the remaining wall, or the replacement and ask why building was lost as a good use could have been made for it, but of course it cannot be resurrected. World Heritage City is in danger of being reduced to facades - I'm sure in many cases retention would have been possible and re-use made of them.
Retention of façade alone a shallow approach to city's heritage and Association has long advocated reuse of whole building. Treatment of Canongate elevation is an unusual and distinctive combination of Art Deco with 'Rubblemania', very much of its time. Along with neighbouring tenements, it represents a good example of early twentieth century approach top retaining a sense of Canongate's architectural history. The rear elevation of any new build will also be a principle elevation to the proposed new square. We remain sceptical about how successful this new space will be, bathed in shadow on north side of canongate. Canongate must remain principal civic space and activity on square should not detract from route to Holyrood.
Key to this part of the development is the mechanism of a public square. It cannot

Do you have any other comments regarding the Canongate/Old Sailors' Ark site?
succeed as public space: 1) north facing aspect; 2) it will be almost surrounded by high buildings; 3) It is too remote from princes Street and busier parts of Old Town. Without proposed square, the following would be possible: 1) use of whole site for hotel permitting design off a high quality landmark building; 2) removal of ugly pend from tenement building; 3) retention of flats as residential properties, much needed in Old Town. If design of the new hotel development were high standard and sympathetic to historic context, I would accept demolition of Old Sailors' Ark. Public space at foot of Cranston Street more likely to attract people to area.
Hotel position incorrect, illustrated by lack of clarity on where front and service back are and alternative location should be explored. All existing buildings along Canongate should be retained and ground floors modified to incorporate multiple routes through to the north. This would leave Canongate Tenements untouched and should be refurbished as housing.
Refurbishment, re-use, adaption of building should be explored before demolition. Retention of Royal Mile façade as only frontage to hotel should be last resort would total demolition be necessary. Public square will be in shadow and windswept and requires reconsideration (as does parking, services/deliveries/taxis) as part of Ark revisions. McRae tenements should not be demolished but retained, refurbished and returned to residential. Could reopen existing pedestrian access (Jacks Close). Provision of new routes through gap site to be reconsidered alongside existing routes and connections and reconfiguration of public space and public realm works.
Support retention of façade of Old Sailors' Ark building.

## 2. New Street South



**Should there be a bridging link across New Street**



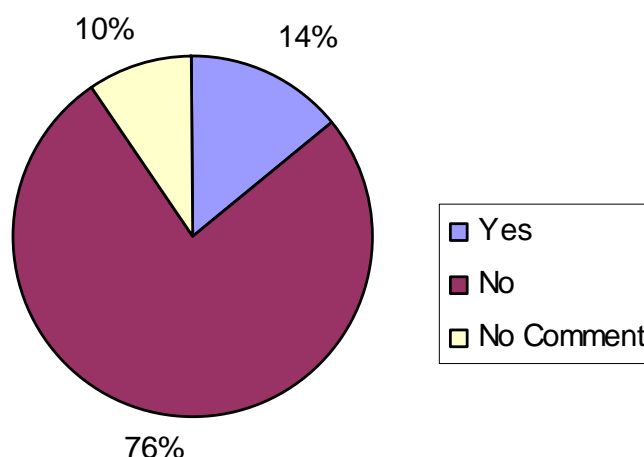
<b>Do you have any other comments regarding New Street South?</b>
Route through public square and pend should be suitable for cycling. Square and pend should be mainly pedestrian priority, like Rose Street. Other wynds should restrict motor vehicles access to essential use only.
Some reference to the Old Sailors' Ark benefactor - Captain Charles Tailor to be included.
Need to deliver pedestrian/active travel friendly infrastructure in the city.
Think pedestrianisation would be good if traffic management allows. I do not want a lot more cars going up Jeffrey Street to the Royal Mile Junction.
The height of buildings proposed seems to hide the view and character of the old town.
Wise (politically) to retain the Canongate Venture building and to link it to the proposed hotel.
In principle support further pedestrianisation but computer generated image for how space would look is currently uninspiring.
Shared pedestrian/traffic - possibly with cycle lane uphill (east side) and traffic one way only (e.g. false one-way street, plugged at south end).
The mock-up of New Street, with bridge, shows 2 flights of steps. This is completely unacceptable as it excludes cyclists and many others.
Should become an attractive through route for pedestrians (with low volumes of traffic). Ground level façade on the Council offices very unattractive so Artisan will have their work cut out to compensate.
Vibrancy at ground level and streets should be utilised.
Bridge link would act as a visual barrier to the public spaces beyond. New Street should be considered the 'grand' entrance way to the development from Royal Mile.
If pedestrianised and a pend built over the entrance filling in the street gap this would shield the new development from the Canongate and preserve its integrity. A bridge link would then become unnecessary as a split level site retains this context.
Support fully pedestrianised - traffic surveys - would this push traffic elsewhere?
Retained in its present state would be ideal.
New Street north facing. If made narrower or steps introduced this would make it



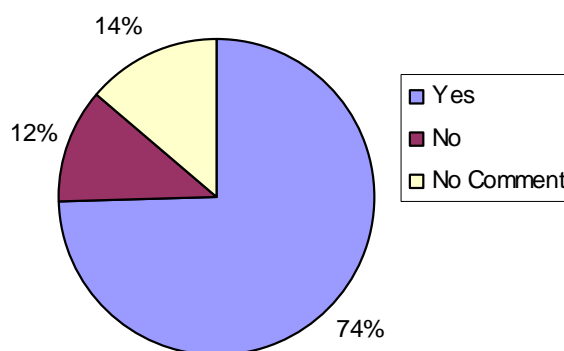
<b>Do you have any other comments regarding New Street South?</b>
dark, dank and uninviting. New public square would only get sunlight at low level for high summer only, the rest of year it will be dark and windy.
Bridge does not suit historic nature.
Bridging link complete out of character with the nature of the site and would interrupt important views from the Canongate to Calton Hill.
1) If New Street totally pedestrianised, I would be concerned public steps would indeed be introduced. This would make area inaccessible to handicapped people in wheelchairs, frail people with walking frames and mothers with push chairs. 2) Any bridge will interfere with the views towards Calton Hill.
Connecting plots with first floor bridge link is undesirable and would block attractive view to Calton Hill. No good examples within city where such a feature enhances public space. Preference for shared space and if pedestrianisation is pursued we would prefer if a staircase was not introduced. This street should be retained at gradient.
New Street provides important vehicular link and cannot therefore be pedestrianised without breaking link and forcing traffic on other routes. Bridge link not necessary if there is not going to be a conference centre. It would be unacceptable as would block the view and also necessitate steps which would create access problems.
Consideration need of road system and traffic management of site. Bridging link and underground connection not necessary if venture retained. Opposed to anything which obstructs views down New Street. Existing gradient fully accessible and do not support steps.
Erection of bridge link should be avoided and views protected. Access for vehicles and cyclists should be maintained with improvements to traffic management as part of wider traffic management plan for area. Stepped/pedestrian access would reduce rather than improve accessibility.

### 3. Canongate Venture

#### Should the Venture Building be demolished?



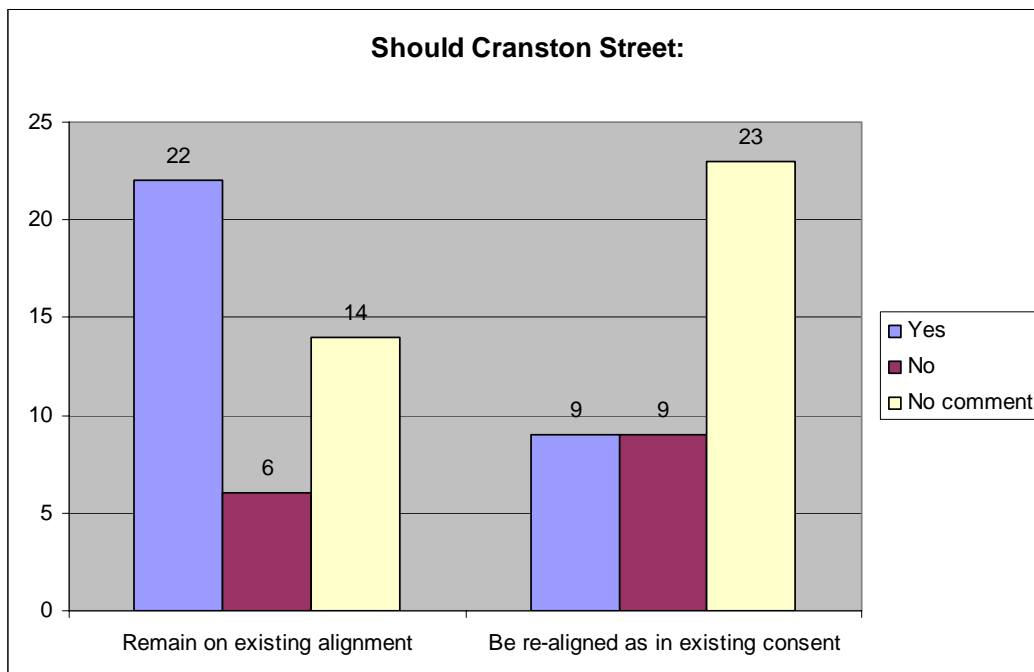
**Should the Venture Building be retained and adapted?**



Do you have any other comments regarding the Canongate Venture Site?
The building is listed, so should be retained and developed.
This building could be used for workshop space etc. It would help revitalise a dull area and counter to tartan tat shops.
Would support alternative use suggestions proposed by the Old Town Development Trust.
It would be an asset to retain an old building to try and keep the character of the Old Town.
[Active street edges] provided the "activated area" e.g. shops blend in with the stone exterior of the Venture.
There is a need for arts venues in the Old Town now that the Edinburgh Settlement owned venues have closed down. I would like to see the Canongate Venture redeveloped as such a venue.
Use plinth area for conference hall etc as these facilities have less need for natural light.
Previously decision for demolition was plagued with controversy. The Council received hundreds, if not thousands of objections, yet run roughshod over local democracy, undermining community wellbeing.
Proportions of existing building good for surroundings. The 'mock-up' looks horrible and would turn E. Market Street into a canyon.
Current building is unattractive and has a very institutional feel. It is too remote from the street. New scheme should make building more approachable from the street, whether existing building is retained or replaced.
Should be the hub of a new community.
Active frontages onto Market Street are vital. The existing building is of little real merit and does not sit comfortably with the Old Town context.
Favour re-use of this building for community use. Traffic should be excluded from area. I am not in favour of another large hotel on this site.
Plans fine and upgrade area, however would like to stress support for preserving Edinburgh's Old Town look. It should fit with and blend in with Edinburgh's heritage and historic image. Modern looks more appropriate for New Town. Modern refers to glass buildings, steel, and other modern architecture which harms Old Town.
Handsome building with potential for re-use. Plinth has windows to east end of

<b>Do you have any other comments regarding the Canongate Venture Site?</b>
East Market Street; the rooms/space behind the plinth should be re-used to bring life to street level.
Venture should be retained and given a new economic use.
Present Canongate Venture building could activate the street edges if its platform/basement floor entry to Market Street were re-modelled.
It is a fantastic old school and could be sympathetically adapted for multiple uses - hotel, shops, residential, offices etc. Look at Abode Hotel in Glasgow which is a converted school 129 Bath Street, G2 2SZ <a href="http://www.abodehotels.co.uk/glasgow">www.abodehotels.co.uk/glasgow</a> .
Venture building is typical of a specific period in the city's architecture; it is therefore part of the city's heritage. As such, it should not be demolished. It should be used as a bijou hotel or serviced apartments.
Venture fine example of Board School and remains in sound condition with few, if any, obstacles for re-use. Retention crucial to retaining sense of area's history and sense of place in redevelopment. Plinth can be altered to improve relationship with street. Gate piers on new Street should be incorporated within the public realm.
Should not be demolished for following reasons: 1) landmark building, C listed and part of historic fabric; 2) if repaired externally and area around landscaped, it would be a fine building; c) it is in quite good condition and could easily be upgraded and adapted for a variety of different uses. Internal atrium is particularly striking and could be used for exhibitions and events; 4) if open to public could provide an attractive place for local people and visitors and repopulate this part of town. A large office would not do this.
Venture should be retained for cultural and community use such as the Word Bank or studios, small business units or workshops. The Conservation Statement for the Canongate Venture provides new arguments for its retention. Plinth can easily be animated by opening up and enlarging existing windows and using basement to house cafes or retail units. Addition of broad flight of steps from E Market St to playground level at west end would provide pedestrian shortcut to Canongate. Intimidating railings around plinth should be lowered or replaced by glass balustrade.
Strongly opposes demolition of Venture. Essential redevelopment retains and reuses listed building. Feasibility study for Word Bank demonstrates capable of being restored and re-used. SHEP 1 Policy requires suitable justification for demolition. Building important architecturally and culturally and capable of contributing to improved permeability and public realm through adapting existing openings and access at street level and through playground / council depot to reconnect New Street to Cranston St. Venture is a valuable community asset even in neglected condition and capable and desirable for reuse by community.
Prefer retention of Venture for community and small business purposes. Many examples of conversions of such buildings to new uses. Exterior of building could be altered to encourage movement. Canongate has a substantial residential community but limited community facilities. One possibility would be for the building to be owned and managed by a Community Trust, operating as a social enterprise, offering small workshop and studio premises for start up and small businesses.

#### 4. Cranston Street East



Do you have any other comments regarding the Cranston Street East site?
Like Jeffrey St Cranston Street is too short and narrow to include parking without demolition.
Existing alignment less steep for pedestrians.
Re-aligning Cranston Street is outrageous. There is not a tourist who doesn't stop to take a picture of the view over the Governor's House.
Keep curve to match elsewhere. Previous proposed building that rose above Jeffrey street and blocked vista was monstrous. A new building at lower level would be fine.
Keep view intact.
I see it as a technical consideration.
One of best things about Old Town is mix of odd street alignments. It would be a shame to lose a little more of the Old Town's character.
Preferable where possible to retain existing street alignment and views.
Cranston St should become a false one way street e.g. plugged at one end; we would be glad to see the end of cobbles and replaced with tarmac. Cycle lane uphill would also have advantage of slowing the traffic.
Topic best left to residents who understand traffic flows.
Question the retention of this street as a vehicle access route. It is very close to Jeffrey Street.
Glass buildings not sympathetic to Edinburgh's unique historic image. Tourists visit Edinburgh every year because of Old Town's unique historical look.
Glass façade 6 storey building at Cranston Street East is totally out of character and context with historical heritage of Old Town. A building more in sympathy with existing buildings newer by is essential for this part of Edinburgh.
Not much used by cars or pedestrians. If realignment meant a good building

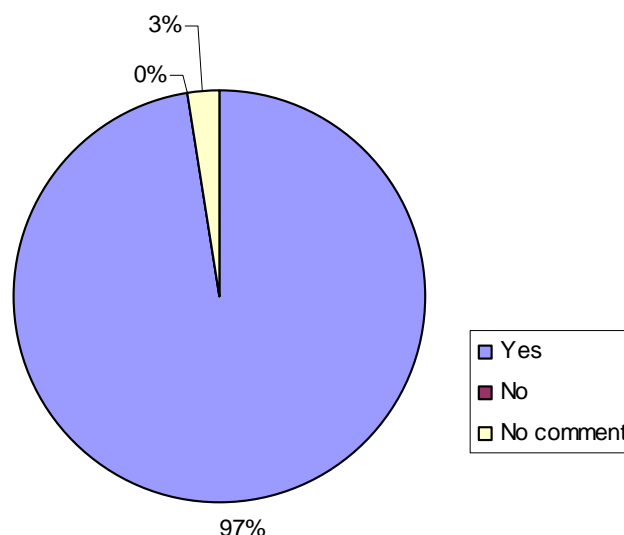
<b>Do you have any other comments regarding the Cranston Street East site?</b>
could be fitted onto the end of Jeffrey Street without blocking Jeffrey Street view, then realignment will be ok.
Like idea of realignment but I did not like the original/existing consent drawing something different (less boxy) would be appreciated. Don't lose the view from Jeffrey Street to Calton Hill.
Not clear why this re-alignment is needed/wanted. I presume that if original curved alignment is kept, then the view of the very pretty building with the turrets will be maintained. This would be an asset for the vistas from the new development.
Although (realignment) would maximise sqm, it would result in loss of important view across Waverley Valley, particularly if the two buildings are as high as previously proposed. It would also make steep street steeper and therefore less useable. Existing consent shows Cranston Street as a dark canyon - the Old Town deserves better.
Cranston St offers opportunity for pedestrianisation as replicates Jeffrey Street traffic flow and difficult to turn into Canongate. It could be straightened as suggested and make clear link for access to Waverley Court.
Strongly oppose realignment of Cranston Street. Needs to be part of wider transport/traffic plan. Poor road junctions make it suitable for pedestrianisation and offer improved alternative route from Canongate to E Market Street. Previous realignment would increase gradient (reducing accessibility). Restricting redevelopment of the market building to within existing building line could create a more organic public space which would benefit from views, shelter and more sunny aspect and connect with transport, civic functions and improved public realm.

## 5. Jeffrey Street / The Arches

<b>How can a building on the car park site relate to Jeffrey Street and East Market Street and allow for views north from Jeffrey Street?</b>
Jeffrey Street too short and narrow for parking un-less multi-storey.
By having a low point to enable views from High Street to Calton Hill.
best retain the views - views important for tourism.
Plan contrary to what already is an excellent view. Monstrosity planned would ruin what is a valued view of city.
New building must remain below the level of the view from Jeffrey Street.
Previously proposed building was too high and looked like a hideous set of boxes. Any building should not get in way of the current view of the Jeffrey Street to Calton Hill and should not be a hideous modern excrescence.
Building previously consented is highly inappropriate and should not be built. Its fine as it is.
Object to a building on the space particularly as it threatens to compromise the view from St Mary's Street looking out to Calton Hill.
Support a 1 or 2 storey building on Cranston Street car park, permitting views from Jeffrey Street to be retained. Building shown in 'mock-up' looks too high and should be reduced to 2 storeys.
There should be clear or multiple accesses to the site for pedestrians and cyclists. These accesses could be arranged to frame specific views.
With innovative design solution!

<b>How can a building on the car park site relate to Jeffrey Street and East Market Street and allow for views north from Jeffrey Street?</b>
Build up to height of Jeffrey Street with roof garden.
Jeffrey Street consent resolves the issues of different levels very well and would make a satisfying 'bookend' to the old town structure. It's an outstanding piece of design.
Like to see a building that mirrored the arches at ground floor level and not exceeding three storeys.
If there is a building west of the line of the east side of Jeffrey Street, it should not rise above the level of Jeffrey Street.
Minimise height and mass.
It should not rise above the street level of Jeffrey Street; it should provide a view points so the view of Calton Hill from the Royal Mile is preserved and the massing of Old Town is still separate from the Canongate, as it was historically by Flodden Wall.
Not that difficult a design.
1) Don't build as high, or 2) leave a gap in the building and create a true vantage point to Calton Hill...perhaps steps from Jeffrey Street to a point on the top of this new building from which to view Calton Hill.
Keep it below the pavement level of Jeffrey Street.
If Cranston St remains on existing alignment the car park could provide welcome opportunity for additional green space in Old Town. Principal attraction of Arches is their increasing height. While introducing a pedestrian connection is desirable, any building which obscures view would result in loss of character of old town.
Any building on Cranston St Car park site should not reduce or interfere with views north from Jeffrey St and Royal Mile.
Opportunity for improved public realm/space need to be explored as alternative to public square beside Ark. Any redevelopment of car park site should not exceed height of street level on Jeffrey Street to protect views. The car park site however, best left free of buildings to create improved public space and steps/access route to Jeffrey Street.

**Should the Arches be refurbished and re-used?**



<b>If yes, how would you like to see them re-used?</b>
Small business, shops, workshops etc.
As small craft venues or something similar.
Anything lively - artists studios, retail.
Retail, or studies/galleries as originally suggested.
Viable commercial uses - restaurants, cafes, bars?
The arches are unique opportunity to create a vibrant atmosphere along E. Market Street. Relates to the improved Waverley Station entrance at Market Street. This could be a tourist mecca of quality.
Artist studios, artisan venues not tartan tat, coffee shops on mass or alcohol venues on mass.
Mixture of shopping-food.
Small workshops and cafes..
As previously intended e.g. artisan businesses, wine bars/bistros etc. This could be a very attractive development.
Workshops/office space. Perhaps gallery. There is already too much retail space in the vicinity except for food/supermarket.
Community space, local Artisan use, specialist independent shops.
Small scale shops and cafes to encourage pedestrians to walk down East Market Street towards New Street.
Small businesses.
A variety of uses including cafes, retail and bars. Should seek to take advantage of the broad Market Street and the open aspect.
Imaginably turned into small dwellings? Otherwise retail or craft type uses.
workshops/studios. Don't need anymore retail outlets.

<b>If yes, how would you like to see them re-used?</b>
Office/retail space.
Small local businesses - supporting the local economy. Perhaps a butcher, Artisan bakery and patisserie business - not artists studios - internet café, youth club.
To be well illuminated. Possibly art galleries or similar.
Offices, workshops for preference small shops and cafes possible.
Edinburgh requires creative workshops spaces badly.
Workshops/independent small business. No national chains shops/cafes etc.
Interesting arty-ways - bringing the festival, markets and street theatre into what could become an office area.
Small markets, craft shops (not tourist out-lets) but local crafts. Community usage.
Low footfall so probably not good for shops. Low rent studios maybe.
Small business.
Retailing ideally, but not 'tartan tat' or low quality. A good quality retail selection should be a destination for people from all over Edinburgh.
Trendy boutiques and artistic workshops similar to Cockburn Street.
Small shops or workshops for engineers, artists or others or exhibition spaces or preferably a good mix of all these.
Cultural/retail use to bring animation.
Always supported re-use and refurbishments for mixed uses. Previously requested some smaller arches for provision of much needed community recycling facilities to minimise visual impact. Larger arches could be adapted and extended in places to accommodate workshop, small business use, retail, entertainment and leisure use.

<b>Do you have any other comments regarding Jeffrey Street/East Market Street site</b>
Any building should not interfere with view of Calton Hill from High Street. Should be low and aligned with existing Jeffrey Street buildings (to do so, Cranston St would need to be re-aligned to run parallel to top of Jeffrey St).
When walking around Edinburgh you might observe that there are many empty offices.
The view from Jeffrey St / High St must be retained. The High Street / Canongate needs to be relieved with views north and south to give sense of Edinburgh.
Footway of E. Market St to be widened or rather part of it given over to an (uphill) cycle lane, not surfaced in cobbles. Traffic needs to be calmed here (20mph) to create good environment for the Arches.
Could be attractive area for start-up businesses, in close proximity to main tourist areas but at lower rent. Naturally gateway for pedestrians entering New Street area from west.
Re-use of arches would prove very popular amongst the public and would help 'soften' the blow of new development for the community. Arches play a key role in drawing public from the busy thoroughfare near the station towards Caltongate.
Hope buildings on site mirror existing Edinburgh traditional buildings and not have over modern facades.
There is a perfectly good artisan base gallery in Infirmary Street. The area should not support any more such venues. Arches could be used to support social inclusion, esp. in evenings i.e. a properly run youth base.



<b>Do you have any other comments regarding Jeffrey Street/East Market Street site</b>
Hotel would work much better in East Market Street - better access, better views, more accessible from Waverley and Princes Street. Could bridge over Cranston Street.
The building proposed beside Arches do not fit into the streetscape.
Make sure building does not rise above Jeffrey Street. Historic reasons why view should be saved. Tourists drawn to this view from Royal Mile. Ideal to make a viewpoint which is accessible to the public for free i.e. a viewing platform which is open air. Otherwise view becomes preserve of office workers or restaurant visitors and taken away from community.
The attached article shows response to the public [in respect of proposals for office development at Jeffrey St in 2000]. Appropriate and sensitive of the developments NOT to go to the height shown, but to the level of Jeffrey Street. Whatever is proposed for Cranston Street, the height of the building [should] remain at that level to provide a space from Jeffrey Street with perhaps stairway from Jeffrey Street to Cranston Street and not to be continuous (?) for the flats in Cranston Street.
Delighted that you are intending to maintain the views from Jeffrey Street to Calton Hill as it gives a unique vista from the Royal Mile.

### Any other comments?

<b>Other comments?</b>
Architects' impressions of buildings look awful. Rectangular blocks, flat roofs, lots of glass will not suit historic architecture of the Old Town (or Edinburgh's climate). Should have pitched roofs.
Very important that we proceed with the development of this site. Does Edinburgh's standing no good to have ugly buildings/vacant plots in the heart of the city.
Massing of existing consent ok, but 2008 consent looks dated and bland. Master plan needs parcelling into smaller sites and new, different architects selected for each part. Opportunity to bring in good architects - best way would be through stage procurement including some design competitive element. Site too important to get more of usual same 'safe' Edinburgh modernism. Not 'iconic' stuff- just good thoughtful diversity of approach.
It distresses me to see the character of Edinburgh changing. No longer do you have stone built blocks - just concrete buildings on mass.
Council owned property should be given full public consultation before it is sold on for development.
Reduce pend size from Canongate into new development to north.
Enjoy modern architecture but don't like monolithic blocks and the inappropriate public square that has been proposed previously. Area would be ideal for mixed residential and small business use.
While understand need for commercial viability I hope site will not be overdeveloped to achieve maximum return. Great if it fitted into the landscape on a more sympathetic way than the existing permissions.
Proposed buildings such a hotch potch of designs, heights and finishes. Views to Calton Hill must be retained. Why not call scheme "The Old Gas Works".

<b>Other comments?</b>
Support projects that upgrade area, however must be sympathetic to image of Old Town. Historic look should be supported, maintained and preserved as much as possible. This is what makes Edinburgh so unique.
Architecture of proposed new buildings should be detailed in a manner sympathetic to the historical heritage of the Royal Mile. Once lost cannot be regained and architectural 'statements' on glass and steel are a disaster in such a historical location.
Site north facing and should reflect this fact. There should be housing restored in the Macrae tenements - the huge pend is not needed.
Site wonderful opportunity to redevelop the Canongate. But it should reflect excellence in architecture; at moment designs aren't nearly subtle/intelligent enough; remind me of buildings in any other city centre. Like to see something similar to redevelopment of the Wharf in London - bold and contemporary yet retain character of area. Council building has set a weak precedent. Should not be called "Caltongate" Gate or Gait means walk. Perhaps correct to call it Calton Port.
It would seem that those being invited to workshops etc are groups/people who don't live in area. Why were local residents not invited so allow 'real consultation' to take place? Also concerned about the proposed new wynd at the back of Old Tolbooth Wynd - we do not feel it should be used by cars.
Stated by architect at the time the flats were to be continuous as those in Cockburn Street but this was not the case in 1876(?) when the Council had decided to retain the area over the valley.
Retention of as many existing buildings as possible, together with street lines and patterns. Retention of Canongate and New Street as principal streets with active frontages. Uses geared to supporting residential, 24 hour community, not offices, visitors. The ? of the 'scheme' being ? out-of-scale creation in a gap behind the Canongate is fundamentally flawed. Unfortunately, I believe the whole scheme should be redrawn, but if that is not possible (why not?) then much altering needs to be done. Edinburgh is going to be living with these mistakes for a long time.
Welcome opportunity for elements of consents to be reviewed and retaining the Venture, Jeffrey Street View and dropping New Street Bridge would go some way to addressing issues raised by Association in 2006 and 2007. Reduction in scale of atrium block to north of site to respect scale and grain of Old Town would also have been welcomed and we encourage you to revisit this element. We would repeat our comments to Q.1 regarding the success of the square. We maintain that largest open space on site should be at entrance to CEC as benefits from being both civic and receiving ample sunlight.
Exhibition complex and difficult to get to grips with so many issues. Good decision to hold workshop because from work displayed at Venture, I can see it was possible to get into more detailed comments and proposals at this.
Disappointed at complete lack of proposals at either exhibition or workshop to provide true community input. Impossible to consider responses to Southern site in isolation from full Caltongate site and masterplan as a whole. Masterplan flawed and should be open to reconsideration by Artisan and CEC. Square alien to Old Town and will be in shadow and windswept. Prefer a more enclosed and protected street section rather than square. Need for retail around square debatable - Royal Mile should remain principle retail area in Canongate. Concerned with quantity of underground parking and traffic impact. Monolithic office block (north site). A more consistently permeable masterplan, criss crossed

**Other comments?**

by major and minor routes would allow for smaller building plots and more flexibility for the developer to react to economic and social changes. Preference for tenure blind residential led development with non residential ground floor uses (esp. small business) encouraging activity. Building construction should be adaptable to allow conversion from residential to office and back again.

Comments on overall masterplan area: consideration needs to be given to both land on East Market Street, the adjacent gap sites and wider planning and transport impacts. Comprehensive review of planning guidance or framework for area needed. Revised plans should take account of current local housing needs, and renewed traffic and retail impact analysis.

Affordable housing provision important. Concerned its being concentrated at Calton Road to create enclave along this stretch. If making changes to this not supported, I hope these developments could be accelerated because the need in area is very great.

## 5. Interactive workshop – 2 November 2012

[To be completed. Facilitator's Report to be appended]

## 6. Applicant's response to event one and workshop feedback

[To be completed]

## 7. Event two – format and feedback

[To be completed]

## 8. The proposal's evolution and overall response to feedback

[To be completed]

## 9. Conclusions

[To be completed]