

SALAMANDER STREET | EDINBURGH

DESIGN & ACCESS STATEMENT

23068-56T-P1-ZZZ-R-A-001
06.11.2023



SUMMARY

This Design & Access Statement has been prepared in support of the redevelopment of Dalton Metals recycling centre on Salamander Street in Leith, Edinburgh.

The site is owned by Stephen G Dalton & Son who have operated a metal scrapyards on their property at Salamander Street for over 30 years. During this period much of the surrounding land has been transformed from Industrial to Residential, with recently constructed residential properties now encircling the site. The applicant is exploring opportunities to relocate the existing business. The move would be facilitated by gaining planning consent for alternate use and development on the site. To that aim the proposals seek to provide quality living accommodation to compliment the neighbouring developments.

Our proposal seeks a redevelopment consisting of Build to Rent residential accommodation and Purpose Built Student Accommodation, with street level Commercial Units and a Bike Workshop, to compliment the changing dynamic of the area. Internal and external amenity areas are proposed at street level, together with corner commercial floorspace for the benefit of the local community. The proposal is facilitated by the residential-led mixed use proposals for the Leith Waterfront in the adopted Edinburgh Local Development Plan. The site is further identified for development within the City Plan 2030.



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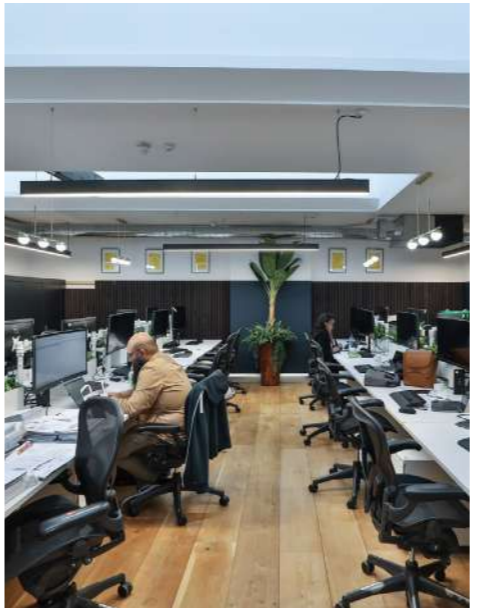
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INTRODUCTION

1.0 INTRODUCTION

1.1 THE ARCHITECT



At 56three we focus on contemporary design that is functional, deliverable, sustainable and respectful.

We place significant emphasis on maximising development potential, delivering best value for our clients and on nurturing long term working relationships.

Underpinning our work is a belief that good design is not just aesthetic but must perform and fulfil its purpose.

We are a dynamic practice with expertise in Architecture, Interior Design, Conservation, Masterplanning and Brand Development, with a reputation for delivering creative design to suit challenging sites. We are active across a wide range of sectors operating both nationally and internationally.



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1.0 INTRODUCTION

1.2 THE DESIGN TEAM



Planning Consultant - Scott Hobbs Planning

Scott Hobbs Planning (SHP) is an established planning and development consultancy servicing clients throughout the British Isles.

Directors Paul Scott and Sheila Hobbs have more than 60 years combined experience as Chartered Town Planners operating in the private and public sectors, specialising in large scale retail, residential, commercial, mixed use, student and build-to-rent projects. Based in the west end of Edinburgh City Centre, the consultancy advises clients throughout Scotland, England, Northern Ireland and the Republic of Ireland.



Transport Consultant - SWECO

Sweco is Europe's leading design, engineering, environment and regulatory consultancy.

Together with their clients and the collective knowledge of 21,000 architects, engineers and other consultancy specialists across UK and international hubs, they co-create solutions that address urbanisation, capture the power of digitalisation, and make our societies more sustainable.



Drainage/Flooding/Geo-Environmental Consultant - Etive Consulting Engineers Ltd

Etive is a UK-based civil and structural engineering design consultancy. They are a growing team of hand-picked professionals, who combine their technical excellence and curiosity with an entrepreneurial spirit – ensuring the best outcome for their clients.



Daylight/Sunlight Consultant - RYBKA

Rybka have been bringing buildings to life since the 1930s by creating mechanical and electrical engineering design solutions for a wide range of sectors across the built environment. In recent years, they have driven sustainability to the core of all of their projects and have built up a strong track record in delivering environmentally friendly and cost-effective engineering solutions.



Air Quality/Noise Consultant - ITP Energised

ITP Energised are a team of trusted technical advisors who meet and exceed their clients' aspirations.

Their consultants deliver expert energy, environmental, engineering, technical advisory and renewable asset management services for a variety of projects, sectors and clients worldwide, facilitating the transition to net zero.



Landscape Architect - Rankin Fraser

Rankin Fraser combine practice with research and teaching to provide their clients with a thoughtful, creative and professional approach to landscape design and place making covering public realm, landscape urbanism, housing landscapes, education and health projects in urban and rural situations.



Archaeology Consultant - AOC

AOC Archaeology Group offers a range of services to enable quick and effective responses to archaeological, heritage and conservation requirements.

From preliminary advice and assessments to comprehensive fieldwork and post-excavation analyses and publication, their professional approach is committed to achieving the best solutions for each client.

Ecology Consultant - Acorna Ecology Ltd.

Acorna provide a wide range of ecological services for a wide range of projects. They conduct desk studies and scoping reports, plan and carry out field surveys, produce high quality written products from standalone reports to Ecological Impact Assessments, Environmental Statement Chapters and Technical Appendices, and implement practical works.



Architect - 56three

Please see previous page for description.

2

SITE ANALYSIS

2.0 SITE ANALYSIS

2.1 THE SITE



A / Site Location

The site is located along Salamander Street on what is currently Dalton Metal Recycling yard, and benefits from a SEPA Waste Management Licence (ref: WML/E/0220163 - as modified) for the purposes of processing scrap metals on the site. It sits adjacent to an existing block of residential flats along Sailmaker Road and Pillans Place and opposite recently constructed residential blocks North of Salamander Street.

The site currently presents a void within the recently established residential environment and has no street presence, offering a blank wall and palisade security fencing to the narrow public footpaths. The development proposal contained in this document seeks to re-address the imbalance created by the site.

The site area is approximately 5,000m² or 0.5 hectares.

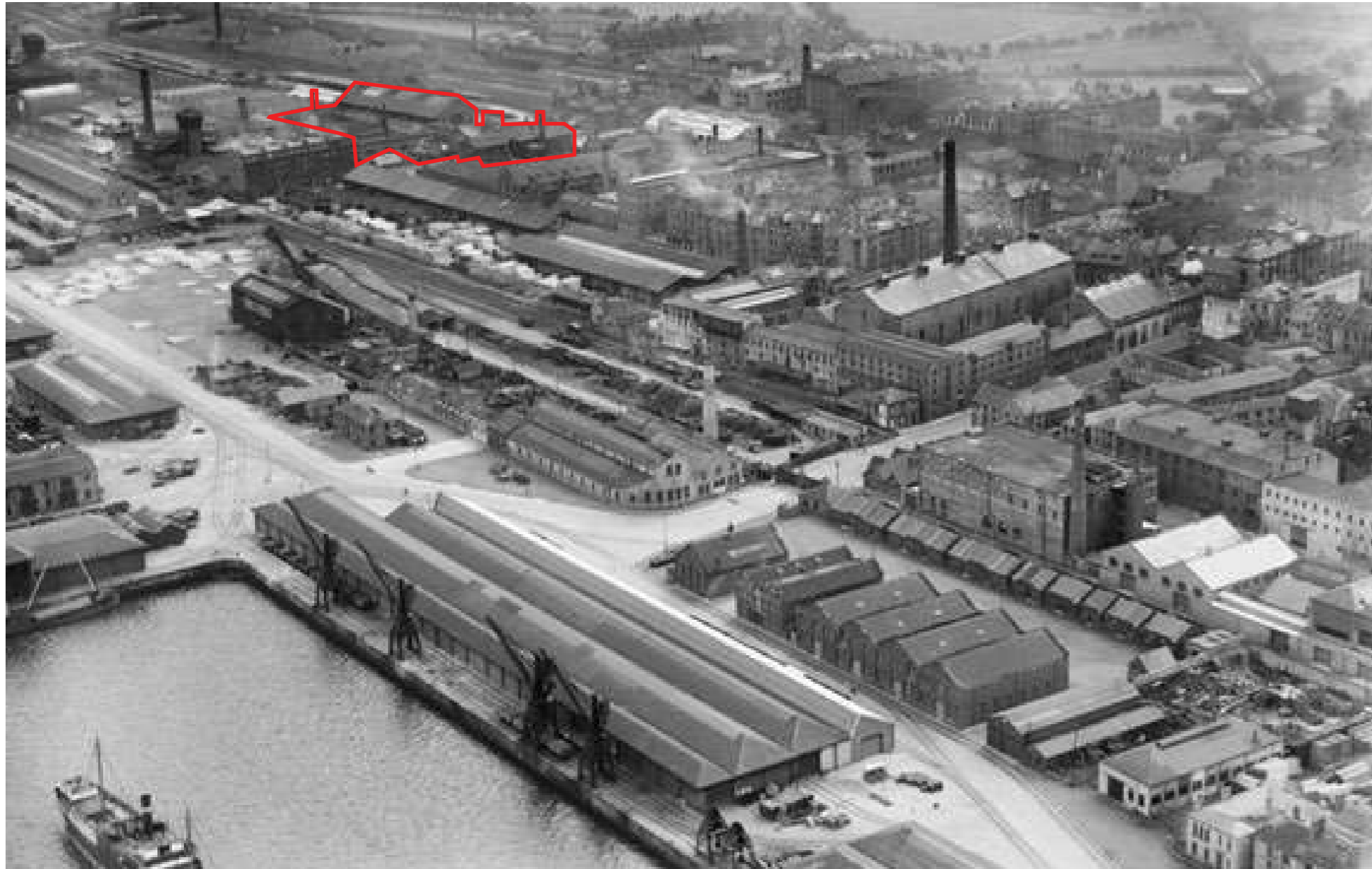
— Application Site Boundary



B / View of the Site looking South towards Arthur's Seat

2.0 SITE ANALYSIS

2.2 SITE HISTORY



A / Historical Aerial View Showing the Application Site in Red, Currently Occupied In This Photo by the Slaughterhouse/Ironworks.

The first documented records of Leith can be found in the Royal Charter, which granted the land of Holyrood Abbey to the Augustinian order in 1128. It is believed, however, that Leith was likely established for some time prior to this written record, the exact date though remains unclear.

The earliest surviving town plan on record illustrates Leith as a bustling port town in 1777. Over the next 100 years, Leith continued to expand encompassing nearby Trinity and Newhaven, as well as Restalrig and Craightinny. Expansion towards the city centre, along what is now called Leith Walk first commenced in 1827.

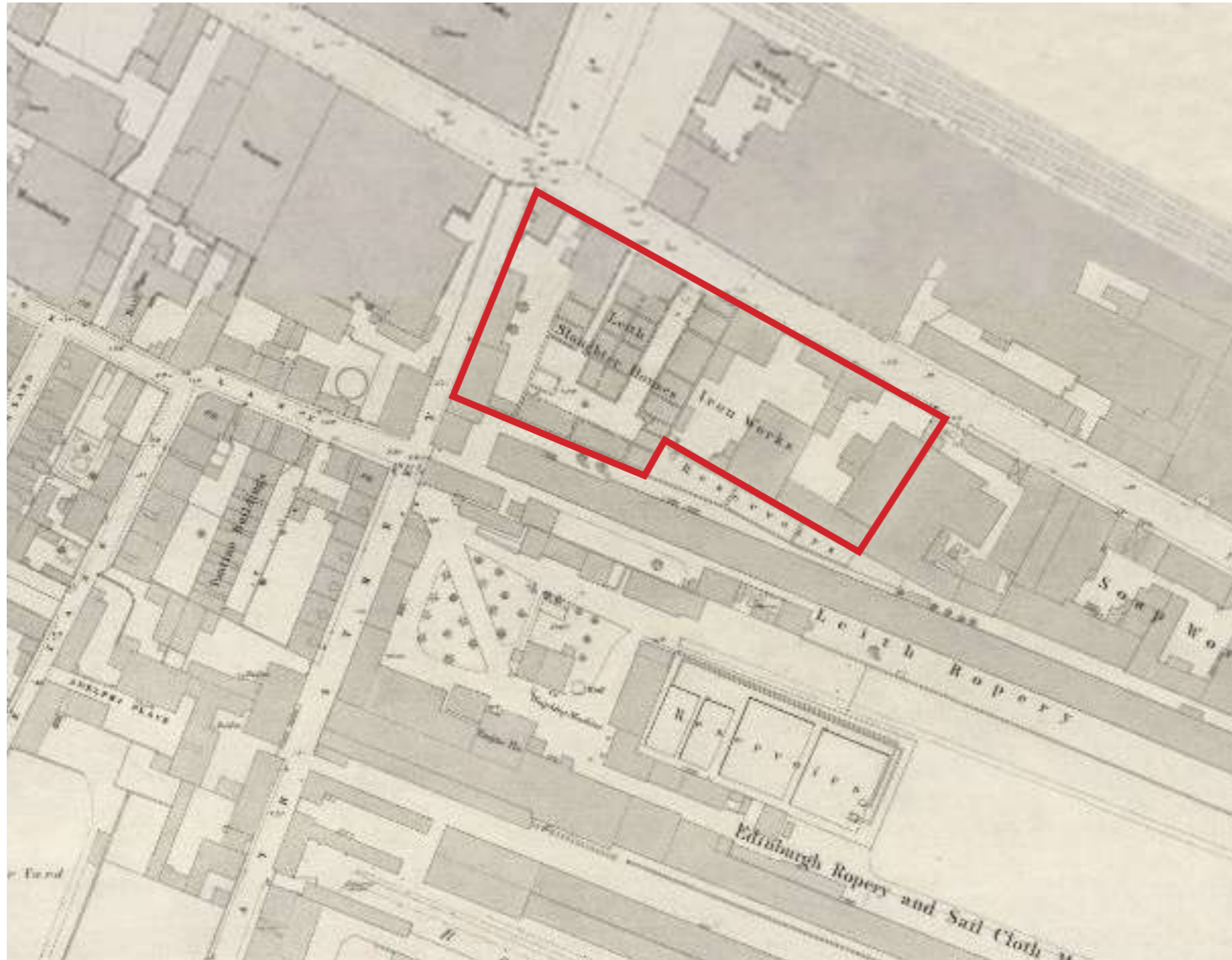


B / Plan of the Town of Leith 1777

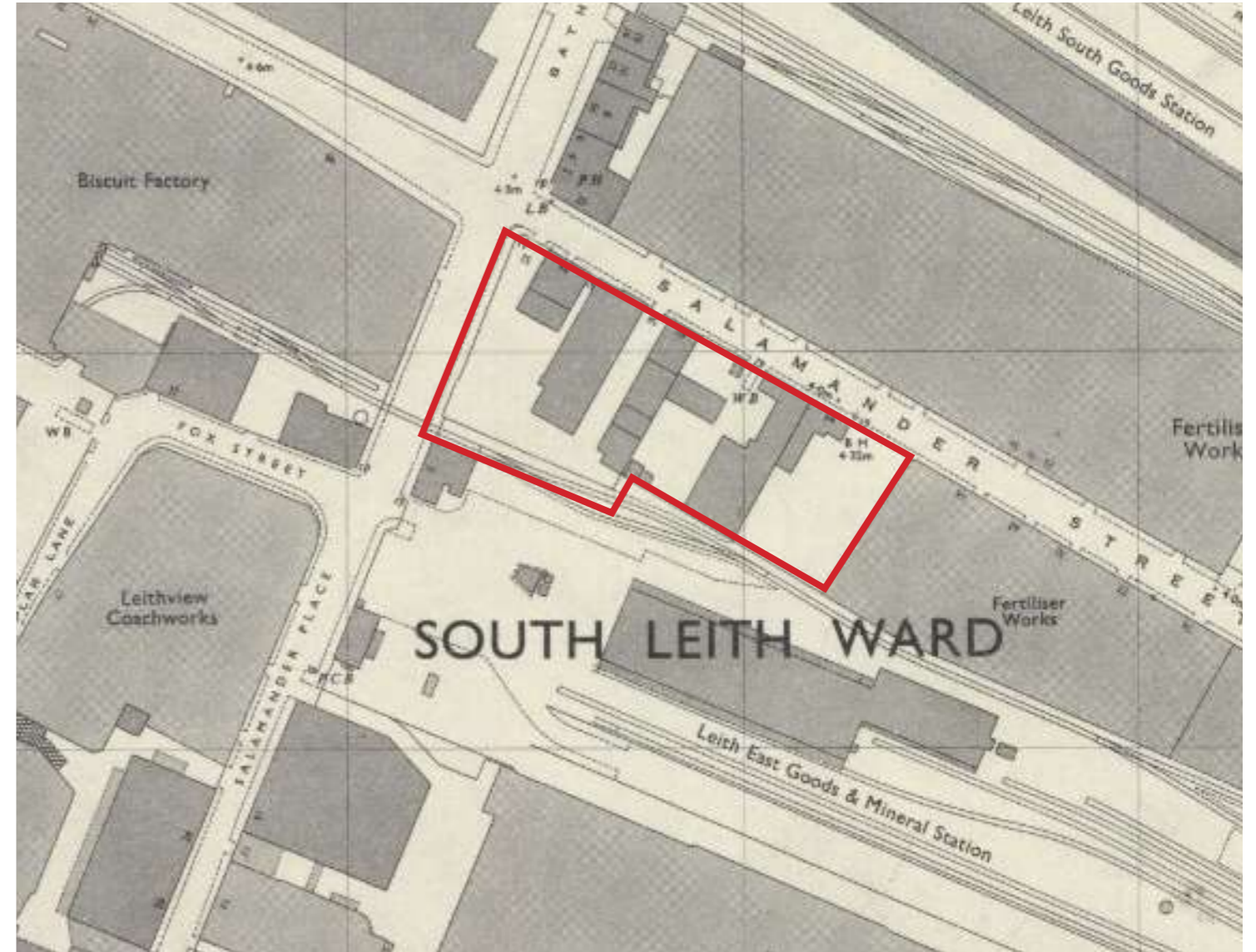
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2.0 SITE ANALYSIS

2.2 SITE HISTORY



A/ Historical Context 1876



B/ Historical Context 1971

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2.0 SITE ANALYSIS

2.2 SITE HISTORY



The site was originally developed in 1863 as a slaughterhouse and iron works, it was considered an important improvement in Leith, removing the need for numerous small private shambles and improving the health of the community. The site remained a slaughterhouse with an adjoining Iron Works until around 1990 when it became home to the current Daltons Metal Recycling centre.

Please see supporting archaeology assessment undertaken by AOC Archaeology Group for further information.

A / Historical Aerial View Showing the Application Site In Red, Currently Occupied In This Photo By The Slaughterhouse/Ironworks.

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2.0 SITE ANALYSIS

2.3 LAND USE



A / Aerial View Showing Land Use

The site is situated within an expanding residential zone facing out towards Forth Ports, an area currently marked for residential and commercial development.

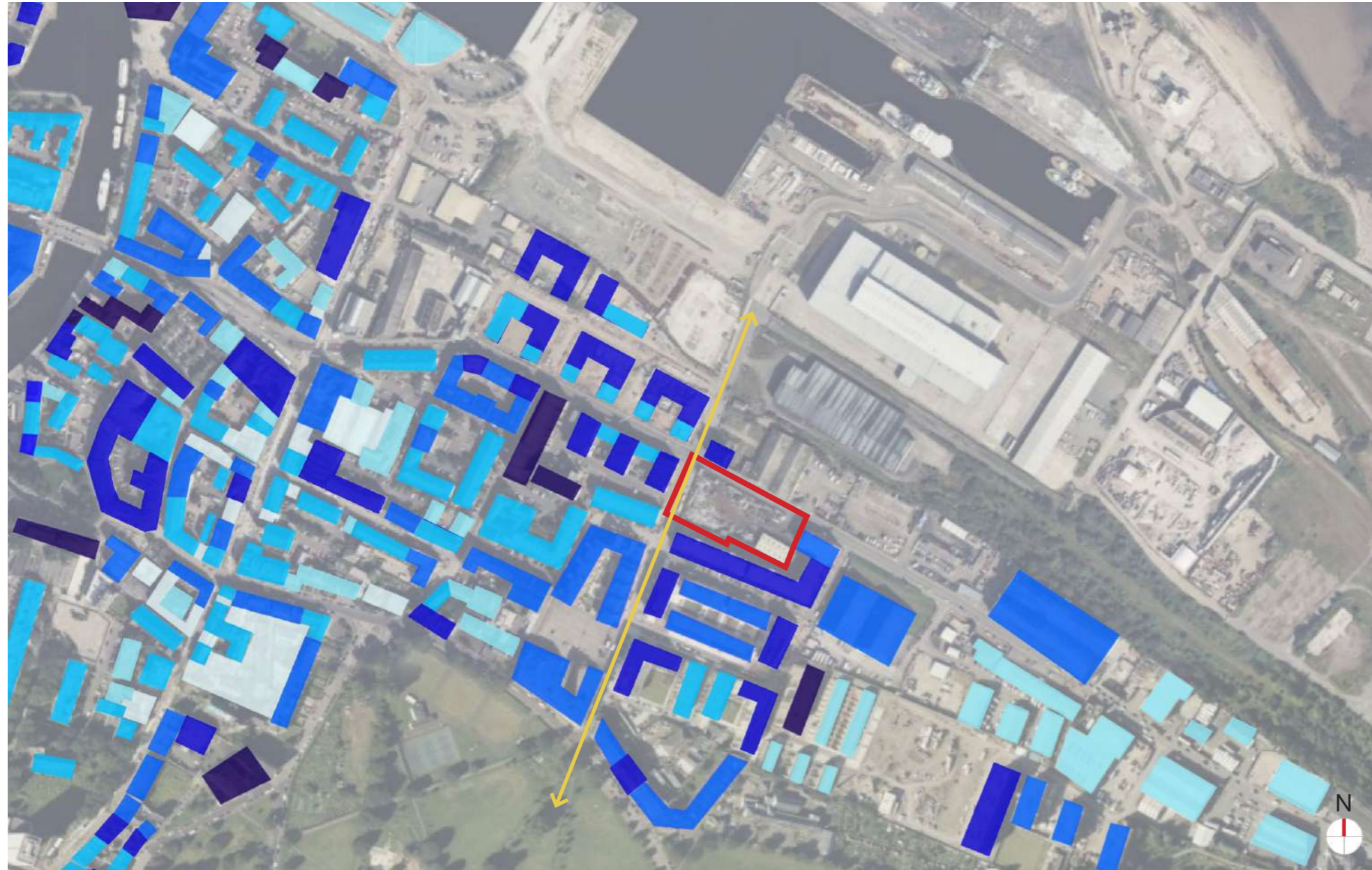
The site is located on the South side of Salamander Street, the primary route connecting Leith to Portobello. Salamander Street connects to Constitution Street, where key public transport routes link Leith to the centre of Edinburgh via bus and tram.

The site is located close to the rich and varied cultural centre of Leith, offering significant numbers of shops, bars, restaurants and cafes. In addition, Leith Links is only a two minute walk from the site, providing outstanding external amenity widely used by the community for both formal and informal socialising

- The Site
- Residential
- Future Residential
- Commercial / Business
- Mixed Use Residential / Commercial / Business
- Forth Ports
- Parking
- Places of Worship
- School / Nursery
- Green Space

2.0 SITE ANALYSIS

2.4 SURROUNDING SCALE & MASS



A / Aerial View Showing Scale & Mass

The site is surrounded by predominantly six storey buildings, however, the wider context offers a varied mix of scales and heights. The proposal will seek to continue the established massing in the area along Salamander Street.

Additionally, there is a strong precedent within the area for taller buildings situated along a North/South axis, with our site offering a vista from Leith Links through to the port of Leith. A taller building will reinforce this strong street edge along the East of Salamander Place and channel the view, whilst providing a statement on the important corner with Salamander Street, to provide a navigational landmark within an area of fairly regular structures.

- The Site
- ↔ Vista from Leith Links to Forth Ports
- 2 Storey Building
- 3 Storey Building
- 4 Storey Building
- 5 Storey Building
- 6 Storey Building
- 7+ Storey Building

2.0 SITE ANALYSIS

2.5 LOCAL CHARACTER



The central historic core of Leith is bound by the Port of Leith to the North, Great Junction Street to the South, Constitution Street to the East and the Water of Leith to the West. This area more or less coincides with that enclosed by the early defensive walls. Historically it was the centre of the port activities that sustained Leith's growth and gave it an identity separate from Edinburgh.

One of the main streets in Old Leith, Constitution Street, was laid out at the end of the 18th century, along the line of one of the old ramparts of the 1560 fortifications. It is characterised by the juxtaposition of buildings of diverse architectural styles, dates and scales. These include Georgian villas, austere 19th century tenements, warehouses, and church buildings (St James', St John's and St Mary's star of the Sea).

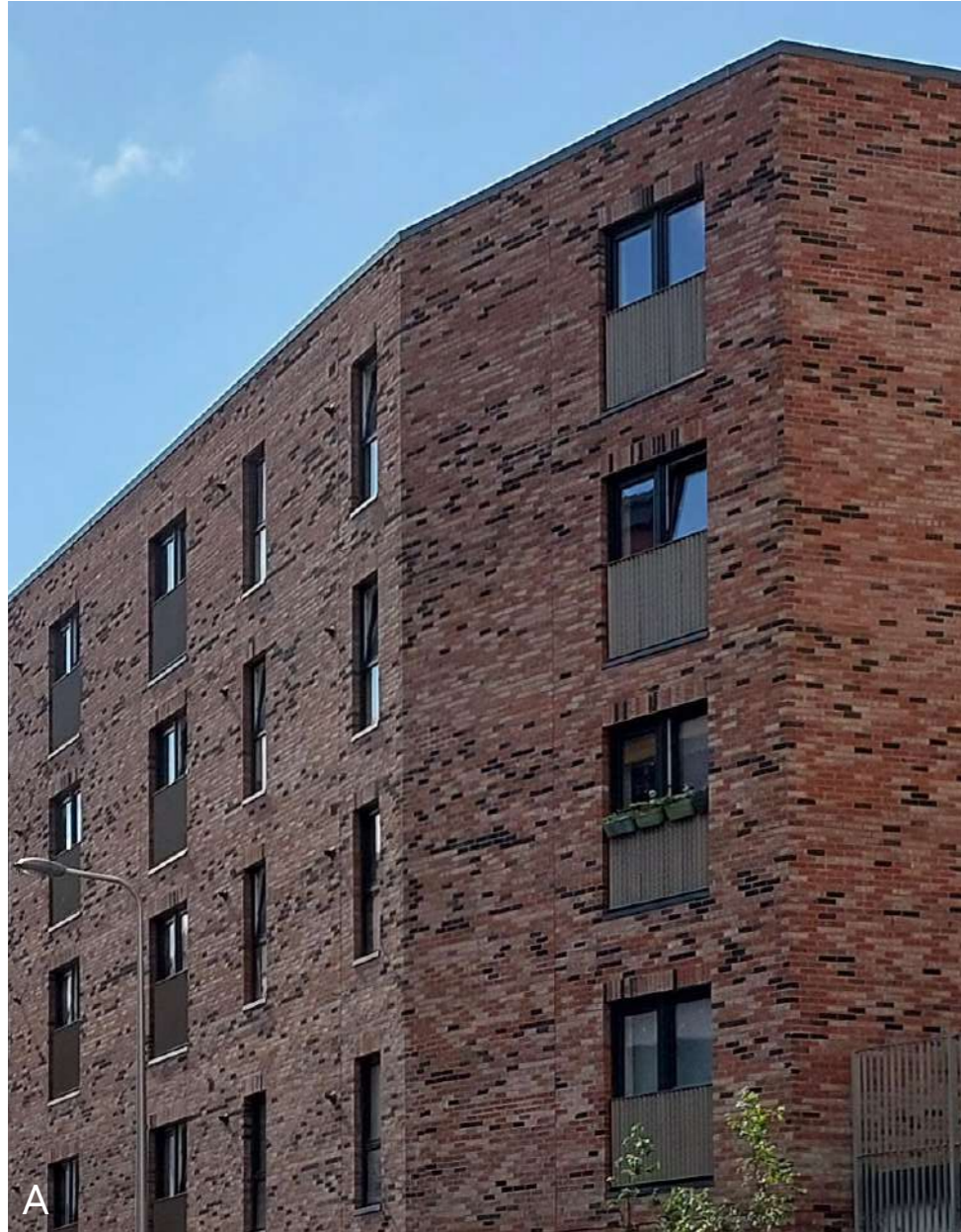
The areas medieval structure is still evident today, reflected in the network of narrow streets and lanes, the frequent street interconnections, the small size of the perimeter blocks and the variety of properties.

- A / The Water of Leith, Edinburgh
View along The Shore showing the diverse architectural character and vertical emphasis on composition.
- B / Constitution Street, Edinburgh
View up Constitution Street from the junction of Bernard Street showing an active street corner.
- C / Bernard Street, Edinburgh
View down Bernard Street showing the winding street and passageway to Carpet Lane.
- D / Elbe Street, Edinburgh
View down Elbe Street from Salamander Street showing commercial at the corner with residential above.

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2.0 SITE ANALYSIS

2.5 LOCAL CHARACTER



The character of Leith comprises of traditional architecture and more contemporary examples. A mix of new build residential developments have continued to develop the ever-changing face of Leith where robust materials are prevalent, with brick being the primary building material of choice.

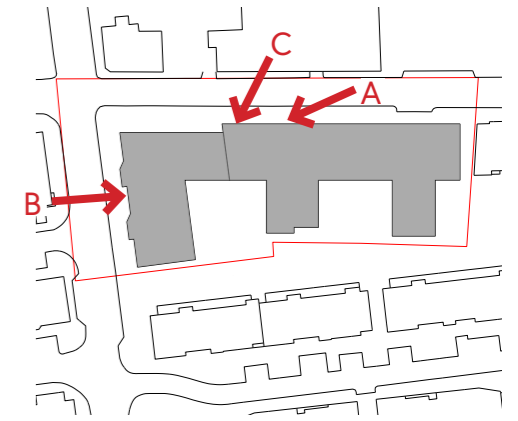
Architectural richness is enhanced through patterned brick and complementary materials referencing the industrial history of the area.

The adjacent examples show new housing in close proximity to the site where 5-6 storeys brick buildings set the precedent for new build developments. However, these new builds make use of extended parapets which give them the appearance of being closer to 7 storeys.

- A / Sailmaker Road, Leith
Red brick multi-toned palette with chamfered corner detail
- B / Salamander Place, Leith
Buff brick arranged to create a textured facade
- C / Salamander Street, Edinburgh
View of the newly constructed Barratt Homes scheme with two toned brickwork.
- D / Salamander Place, Leith
Angled entrance reveals break down the massing and enhance the public realm

2.0 SITE ANALYSIS

2.6 SITE PHOTOS



A / View of the Site Looking South-West Showing the Scrap Pile.



B / View of the Site Looking East Showing the Scrap Pile.

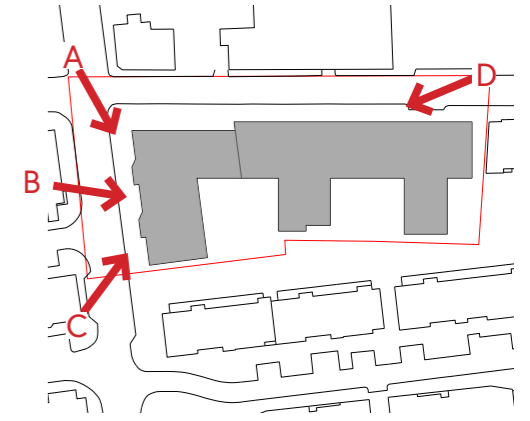


C / View of the Site Looking South-West Showing the Machinery.

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2.0 SITE ANALYSIS

2.6 SITE PHOTOS



A / View of the Site Looking South



B / View of the Site Looking South-East



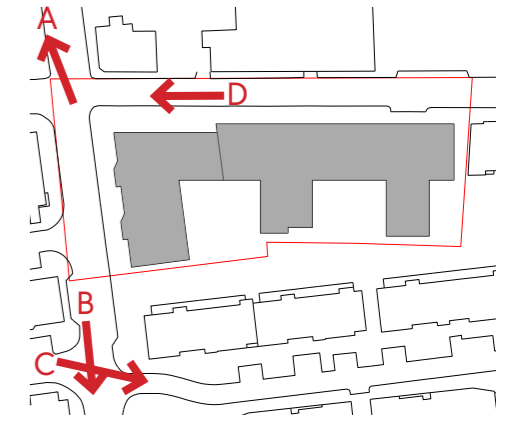
C / View of the Site Looking North- East



D / View of the Site Looking South-West

2.0 SITE ANALYSIS

2.6 SITE PHOTOS



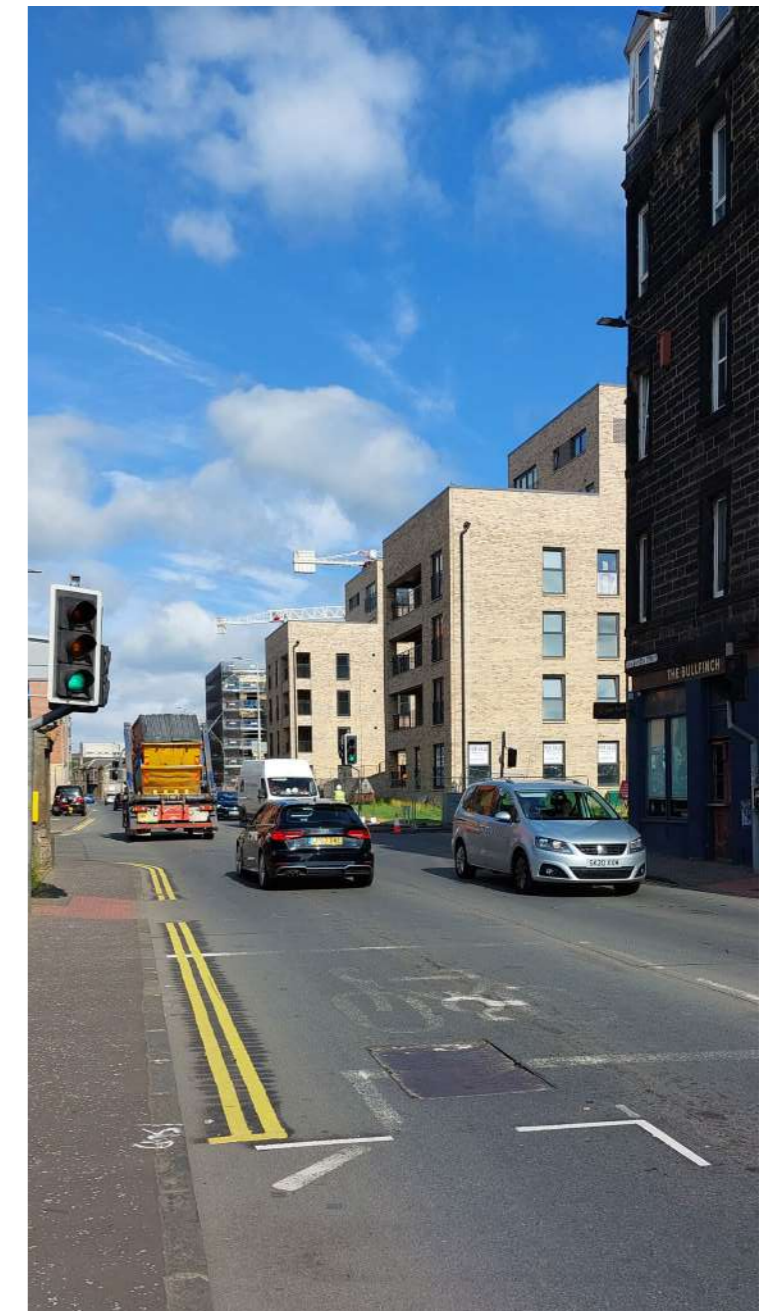
A / View from the corner of the site looking North down Bath Road to Forth Ports



B / View looking South along Salamander Place



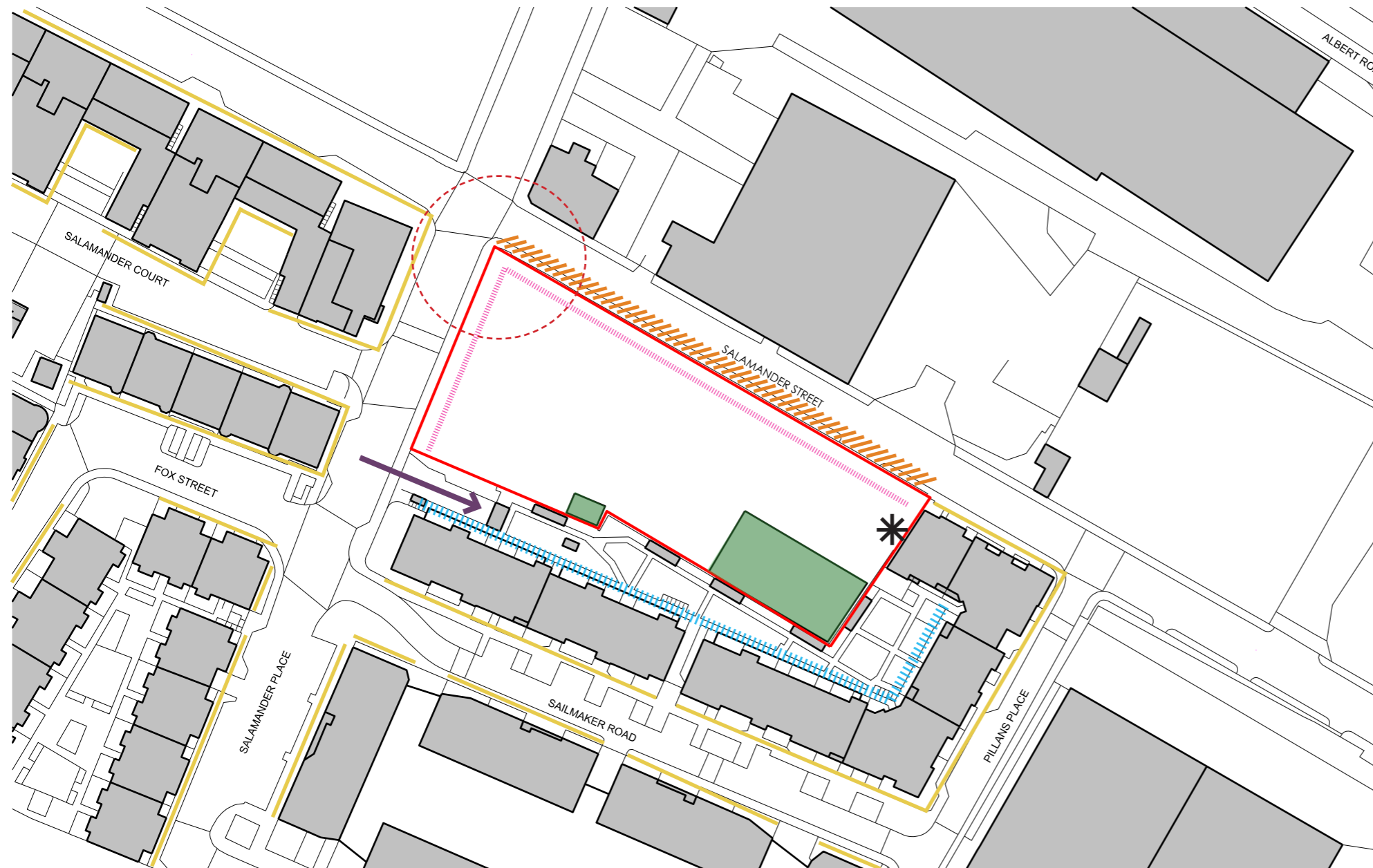
C / View looking East along Sailmaker Road



D / View looking West along Salamander Street

2.0 SITE ANALYSIS

2.7 CONSTRAINTS



The site is located on the corner of a busy junction between Salamander Place and Salamander Street. The existing pavements around the site are narrow and the proposal will set the building back from the pavement enhancing the public realm and improving visibility and safety around the building.

The proposal will be positioned to respect the neighbouring development and ensure daylight, sunlight and privacy standards are maintained. Continuing the form of the neighbouring developments will establish an urban edge to further improve the public realm

An additional constraint is the basement carpark to the neighbouring development and existing access from Salamander Place.

- Site Boundary
- Existing Buildings - to be Demolished
- External access deck to serve adjacent residential apartments
- Established Building Lines
- Offset from Pavement
- Potential Noise
- Existing Access Route to Basement Carpark
- Important Corner Addressing The Bullfinch
- Gable of Existing Building

A/ Constraints Plan

2.0 SITE ANALYSIS

2.8 GROUND CONDITIONS & FLOOD RISK

Given the site's current use as a waste recycling facility, a detailed intrusive site investigation will be undertaken at the site.

As part of the planning application Etive Consulting Engineers Ltd have undertaken a Phase 1 Desk Study.

This has been undertaken in respect of the long history of the land and examines the historic, potentially contaminative uses. This historic review will be considered alongside the current use and detailed, intrusive site investigations. The proposed design reflects the findings accordingly.

The intrusive investigation will comprise of trial pits, boreholes, solid, groundwater and gas testing/monitoring. The output of the intrusive investigation will include a set of fully site-specific remediation proposals, designed to suit the proposed use of the site for residential.

A remediation statement will be prepared at the appropriate time and submitted to the City of Edinburgh Council's Environmental Health team for approval pre-construction.

Information gathered from SEPA indicates that there is No Specific Risk from River or Coastal flooding within a 50m radius of our site, however there is a Medium Risk of Surface Water flooding.

The proposal sets an AOD of +4.200 and a FFL of over 1.2m above this as an appropriate measure to deal with the potential flood risk across the site.

Please see supporting FRA (Flood Risk Assessment) undertaken by Etive Consulting Engineers Ltd. for further information.

ETIVE

3

PLANNING CONTEXT

3.0 PLANNING CONTEXT

3.1 PLANNING POLICY

The Edinburgh Local Development Plan sets out policies and proposals relating to the development and use of land in the Edinburgh area. The LDP strategy directs future growth to four Strategic Development Areas – major redevelopment opportunities in the City Centre, continuing regeneration at Edinburgh Waterfront. For further information please see Planning Statement undertaken by Scott Hobbs Planning.

EDINBURGH LOCAL DEVELOPMENT PLAN 2016	DESIGN RESPONSE
<p>1 Housing and Community Facilities: Edinburgh Waterfront, EW 1c</p>	<p>The ELDP sets out opportunity for mixed use regeneration on the largest scale. More specifically the site is covered by allocation EW 1c for Housing-led regeneration on former industrial land.</p>
<p>2 Policy Del 3 Edinburgh Waterfront.</p> <p>Planning permission will be granted for development which will contribute towards the creation of new urban quarters at Leith Waterfront...The requirements in principle will be for:</p> <ul style="list-style-type: none"> a) comprehensively designed proposals which maximise the development potential of the area b) the provision of a series of mixed-use sustainable neighbourhoods that connect to the waterfront, with each other and with nearby neighbourhoods... c) proposals for a mix of house types, sizes and affordability d) the provision of open space in order to meet the needs of the local community, create local identity and a sense of place e) the provision of local retail facilities... f) transport measures agreed with the Council, including contributions. 	<p>The proposed development will continue the regeneration of the Edinburgh Waterfront. The proposals represent comprehensive design that seeks to maximise the use of this important gap site.</p> <p>The proposals will facilitate the connection of the wider area through allowing space within the proposals for the Leith Connections cycle route along Salamander Street.</p> <p>The proposals give back significant public realm at what is currently a narrow street frontage that discourages pedestrians.</p> <p>The proposals deliver a mix of build to rent housing, including affordable units and purpose-built student accommodation delivering a mix of studios and cluster apartments.</p> <p>Commercial / retail opportunity is provided at street level.</p> <p>The proposed development is in a sustainable location and is proposed to be car free.</p>
<p>3 Policy Hou 1 Housing Development</p> <p>c) as part of the mixed-use regeneration proposals at Edinburgh Waterfront (Proposals EW1a-EW1c and EW2a-2d and in the City Centre)</p>	<p>The proposed development delivers a mixed-use scheme within the EW 1c allocation that includes housing.</p>
<p>4 Policy Hou 8 Student Accommodation</p> <p>Planning permission will be granted for purpose-built student accommodation where: The location is appropriate... and the proposal will not result in an excessive concentration of student accommodation.</p>	<p>The proposed development is in a sustainable location in close proximity to the recently completed tram extension, offering easy access to the City Centre and wide network of public transport connections. In addition, the site is well served by extensive local amenities and public open space within a short walking distance. The proposed development would not result in an excessive concentration of students.</p>

3.0 PLANNING CONTEXT

3.2 LOCAL DEVELOPMENT PLAN



EDINBURGH LOCAL DEVELOPMENT PLAN NOVEMBER 2016



Salamander Street is mentioned in the *Edinburgh Local Development Plan* in the section discussing the *Edinburgh Waterfront Development Principles*, reference EW 1c/d/e. This framework outlines the need for proposals to provide for:

- (West) the key streets and frontages set out in the approved development brief
- Implementation of the park extension
- (East) the key streets and frontages
- Streetscape improvements along Salamander Street
- The design of new housing to mitigate any significant adverse impacts on residential amenity from existing or new general industrial development
- Review the flood risk assessment that has already been provided for this site.

While also taking into the account the following:

- The character and sense of place in The Shore is important to the tourism potential of Leith. Views from The Shore will be a factor in considering proposals for new larger buildings.
- Existing pedestrian footpaths at Marine Esplanade and Albert Road have the potential to form part of a coastal cycle route and be extended to Salamander Street and Leith Links. These routes avoid the secure port area, which is no longer expected to be available as a section of the wider Edinburgh Promenade.

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3.0 PLANNING CONTEXT

3.2 LOCAL DEVELOPMENT PLAN



The Edinburgh Local Development Plan strategy directs future growth to four Strategic Development Areas including regeneration at Edinburgh Waterfront that includes the proposed site.

Specifically for the waterfront, the Local Development Plan seeks to:

- Transform the waterfront into one of the city's landmark features;
- Attract high quality developments which will contribute towards economic prosperity in the city region; and
- Create distinctive high density urban quarters and build exemplar sustainable communities with a reduction in the influence of the car in design and layout.

The Edinburgh Local Development Plan identifies that this area of the city has seen a 40-year decline in industry activity. The proposed development seeks to respond to these aims to:

- Redevelop a bad neighbour use site for a long-term use that would be more compatible with the residential nature;
- Facilitate the regeneration of the Edinburgh Waterfront and aid in realising the ELDP's vision for this strategic growth area.
- Introduce a healthy mix of communities to the waterfront; and
- Deliver high quality development that would help improve the public realm.

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3.0 PLANNING CONTEXT

3.3 PLANNING HISTORY



07/03238/FUL - SALAMANDER STREET

An application for the construction of a mixed use development for residential, class 4, open spaces, formation of new roads/access car and cycle parking and landscaping at 9 - 21 Salamander Place was submitted for planning on 10/08/2007. The application was granted on 30/12/2011.

Only Block 1 was completed as per this planning consent. Another planning application was submitted in 2016 for the remainder of the site, outlining an alternative proposal.

- Block 1 - Planning Application 07/03238/FUL
- Proposed Site Boundary



16/03356/PPP - SALAMANDER STREET

A second planning application was submitted for Salamander Street for the construction of a residential/commercial development, open space including extension to allotment facility, and all ancillary development (SCHEME 2) on 05/07/2016. The application was granted on 12/05/2017.

The Ropeworks outlined in this application has been constructed in full.

- Proposed Plan for Planning Application 16/03356/PPP
- Proposed Site Boundary



21/01163/PPP - RYDEN

An application for the demolition of existing buildings and construction of mixed-use development comprising flatted residential (up to 247 units), office and commercial floorspace with associated access arrangements, parking, landscaping and ancillary work, at Salamander Street/Bath Road was submitted to planning on 08/03/2021. This application has been approved subject to the conclusion of a legal agreement.

- Proposed Plan for Planning Application 21/01163/PPP
- Proposed Site Boundary

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3.0 PLANNING CONTEXT

3.3 PLANNING HISTORY



20/01313/FUL - BARRATT HOMES

An application for the construction of a residential development and associated landscaping, drainage, roads and infrastructure at 57 Tower Street & 1 Bath Road was submitted for planning on 19/03/2020. The application was granted on 22/09/2021.

The development outlined in this application is currently under construction.



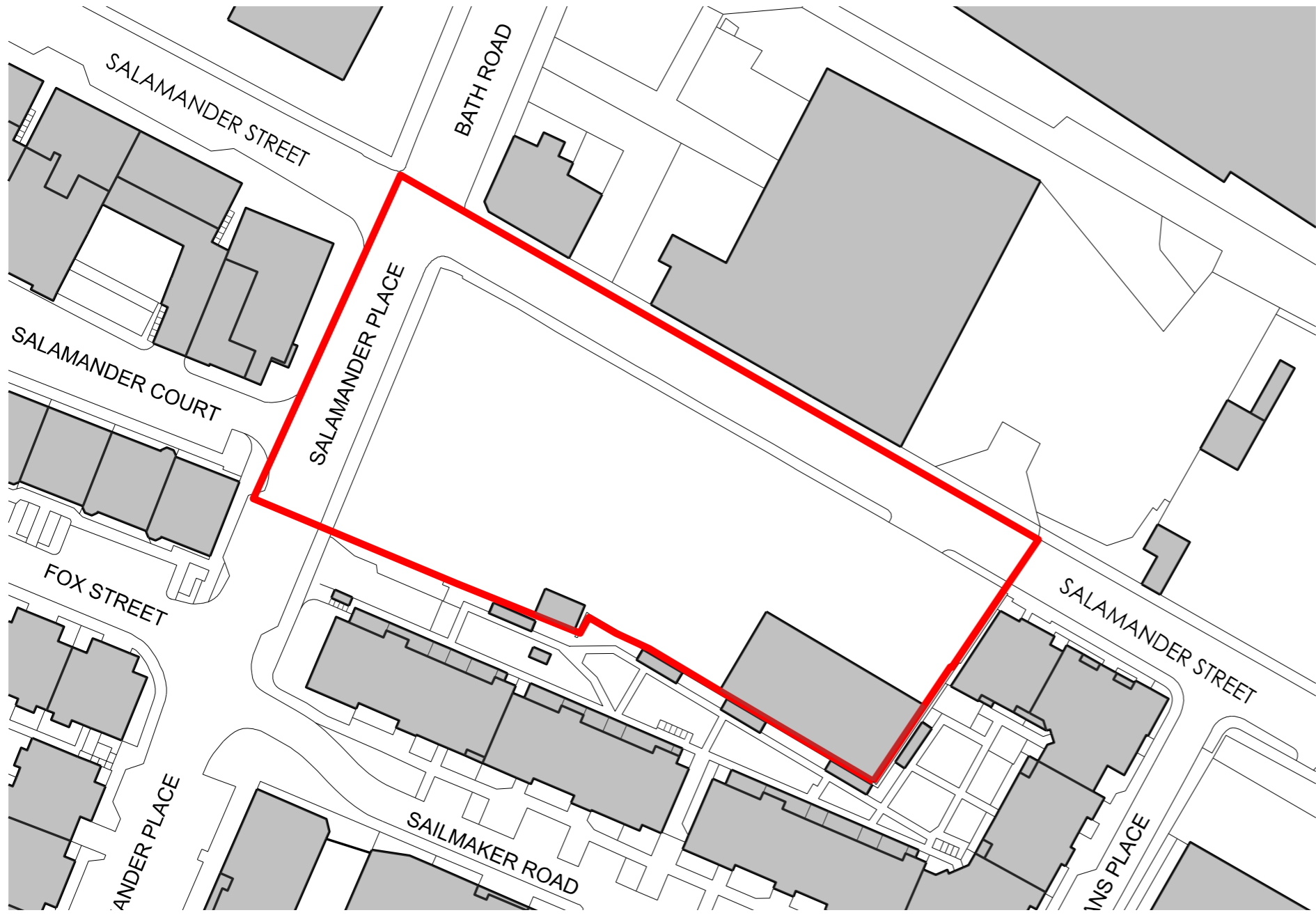
22/03430/FUL - CRUDEN HOMES

An application for a 5 - 6 storey building providing 99 residential apartments with associated access, parking & landscape (as amended), at 124 Salamander Street, 1 - 3 Salamander Yards South Leith Edinburgh was submitted to planning on 12/07/2022. Development Management Sub-Committee has resolved to grant consent for the planning application however it is still awaiting decision

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3.0 PLANNING CONTEXT

3.3 PLANNING HISTORY



A / Salamander Street Location Plan

17/02635/CLE - Site Planning History

An application for a Certificate of Lawful Existing Use was submitted in June 2017 for the site at 52 - 66 Salamander Street Edinburgh, to be used as a metal recycling yard which was later approved in August 2017. There is no limitation on the site's operation within planning terms. Whilst the SEPA licence controls the hours of operation, noise levels and piling heights of materials are not strictly limited.

To the South of the site there are residential apartments, the face of which is circa 16m from the site's boundary. To the West there are residential apartments, the face of which is circa 19m from the site boundary. A blank gable elevation binds the site's Eastern boundary. The relocation of the current scrapyards to a more appropriate site would promote a more amenable setting for existing developments as well as future regeneration.

4

RESPONSE TO SITE

4.0 RESPONSE TO SITE

4.1 CONCEPT



A/ Concept Sketch

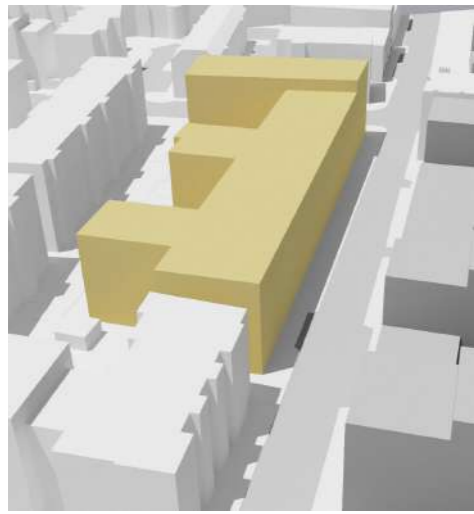
The proposal stitches back the fragmented block addressing the key junction at Salamander Street and Salamander Place. The proposed form and massing responds to the surrounding context taking cognisance of the established massing in the area and industrial aesthetic of Leith.

PBSA and BtR accommodation is spread across two connected blocks with associated landscaping which responds to the flood risk.

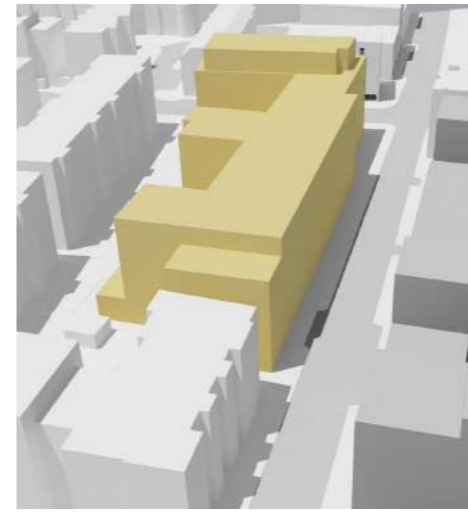
A robust palette of materials is used in respect of the site location. The material palette is responsive of the more recent construction projects in the area, but also reflects the industrial history of the area where brick buildings with profiled metal roofs prevailed for a long time.

4.0 RESPONSE TO SITE

4.2 MASSING PRINCIPLES

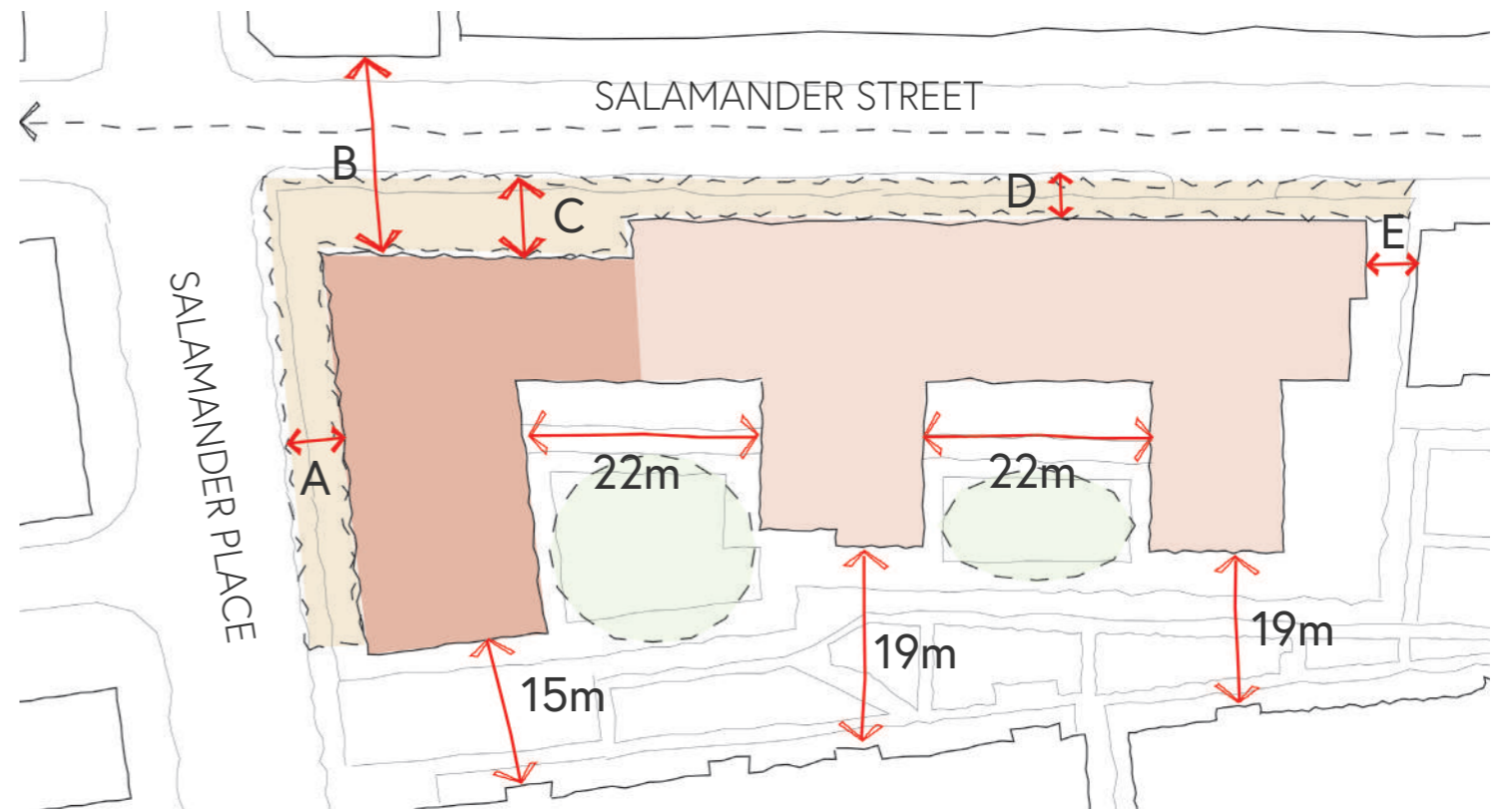
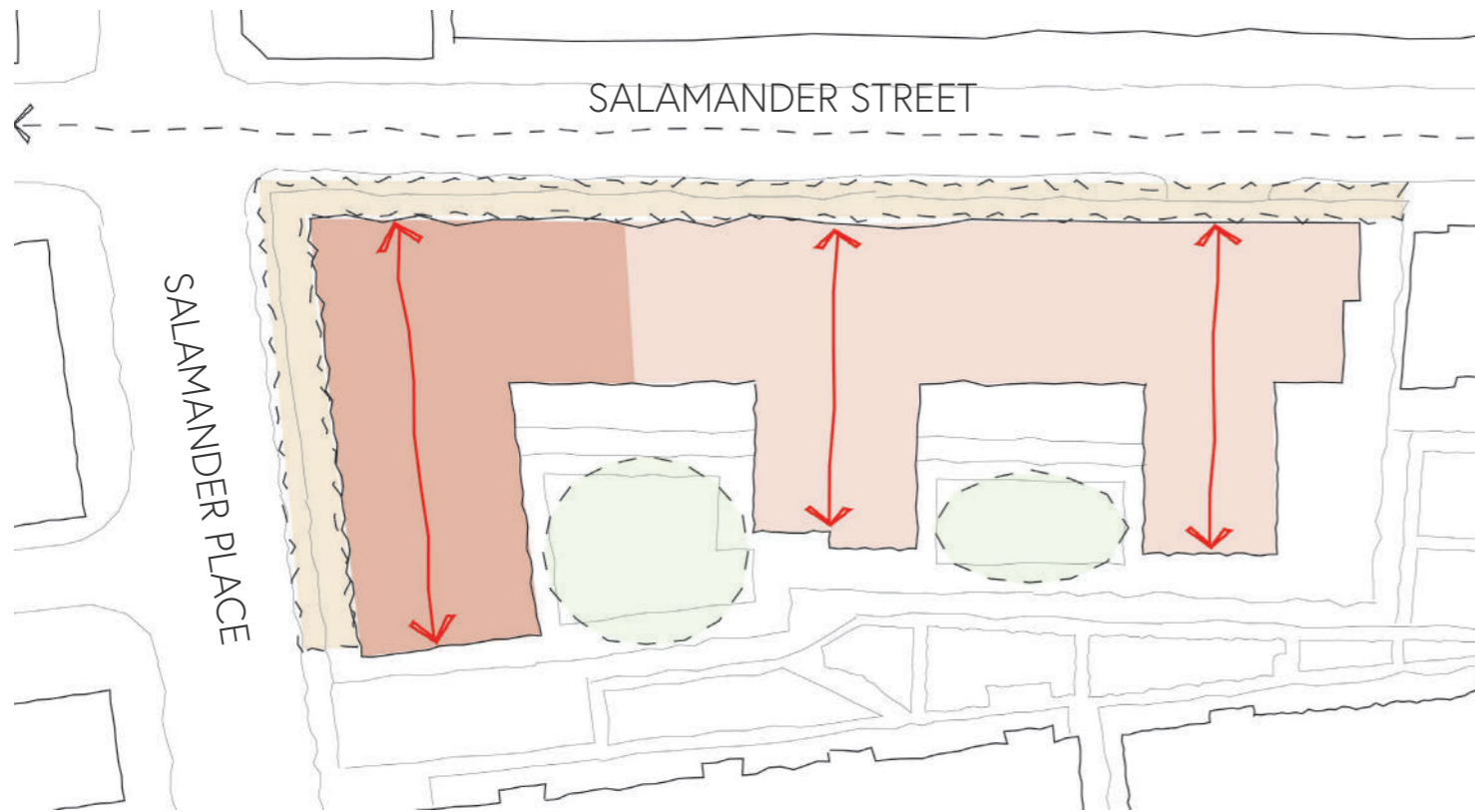


The sizeable depth of the site allows the footprint of the proposed building to extend South off of Salamander Street in three wings which are split into two blocks of residential accommodation in respect of their use. The accommodation provided on site is optimised with the inclusion of these wings whilst respecting the external amenity provision. Substantial greenspaces are provided for both the BtR block and the PBSA block, which are south facing and respect overlooking distances to neighbouring properties.



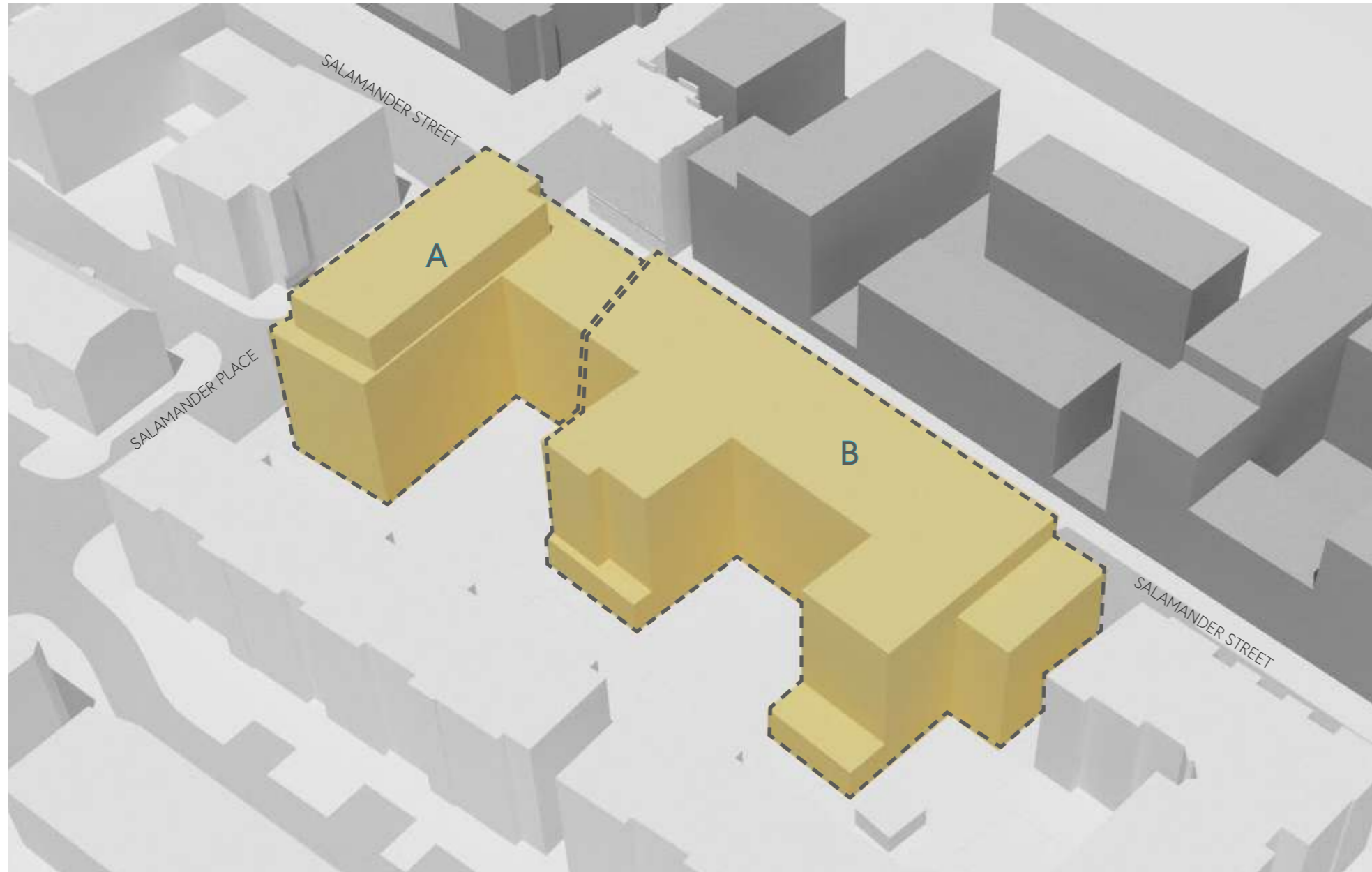
The proposed massing responds further to the site context where blocks are pulled away from the street to widen the footpath and enhance the public realm.

- A - 6.5m
- B - 18m
- C - 8m
- D - 5m
- E - 4m



4.0 RESPONSE TO SITE

4.2 MASSING PRINCIPLES



A / Proposed Massing

The adjacent massing model illustrates the spatial relationships between each block and their context. The proposal follows the existing principles of the street in relation to scale and massing, whilst adopting the future proposed cycle path along Salamander Street and focusing on the enhancement of the public realm.

Block A is a **6 storey building** with a **2 storey set-back** which addresses the key junction between Salamander Street and Salamander Place. The ground floor is occupied by retail and commercial spaces and residents amenity. These functions activate the public realm and address the street. The first floor to seventh floor provide a variety of **Build to Rent** accommodation ranging from studios to three bedroom apartments. This satisfies a range of budgets and housing needs. The building also benefits from a private south-facing courtyard and 15no. Apartments also have private amenity in the form of balconies or roof terraces.

Block B is a **6 storey block** of **Purpose Built Student Accommodation**. This abuts block B however is entirely separate, offering a range of accommodation types to suit different budgets. Like Block A, the ground floor provides active frontage along Salamander Street where all resident amenity spaces address the street creating an animated elevation. An additional feature is a public bike cafe/workshop which integrates with the future proposed Leith Connections cycle path. The PBSA building also features a private south facing courtyard.

4.0 RESPONSE TO SITE

4.3 PRECEDENTS - ARCHITECTURE



- A / Camden Hotel, London
Morris + Company
- B / Camden Hotel, London
Morris + Company
- C / Hulme Living Leaf Street Housing, Manchester
Mecanoo
- D / Barchester Street, London
Metropolitan Workshop
- E / Student Accommodation Scheme, Belfast
Like Architects

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4.0 RESPONSE TO SITE

4.4 PRECEDENTS - LANDSCAPE



- A / Brent Cross South Courtyard Design, London
Squire & Partner
- B / Minneapolis Park Foundation, Water Works
Damon Farber Landscape Architects/ HGA
- C / Permeable Surfaces
- D / Minneapolis Park Foundation, Water Works
Damon Farber Landscape Architects/ HGA

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