# 1 INTRODUCTION

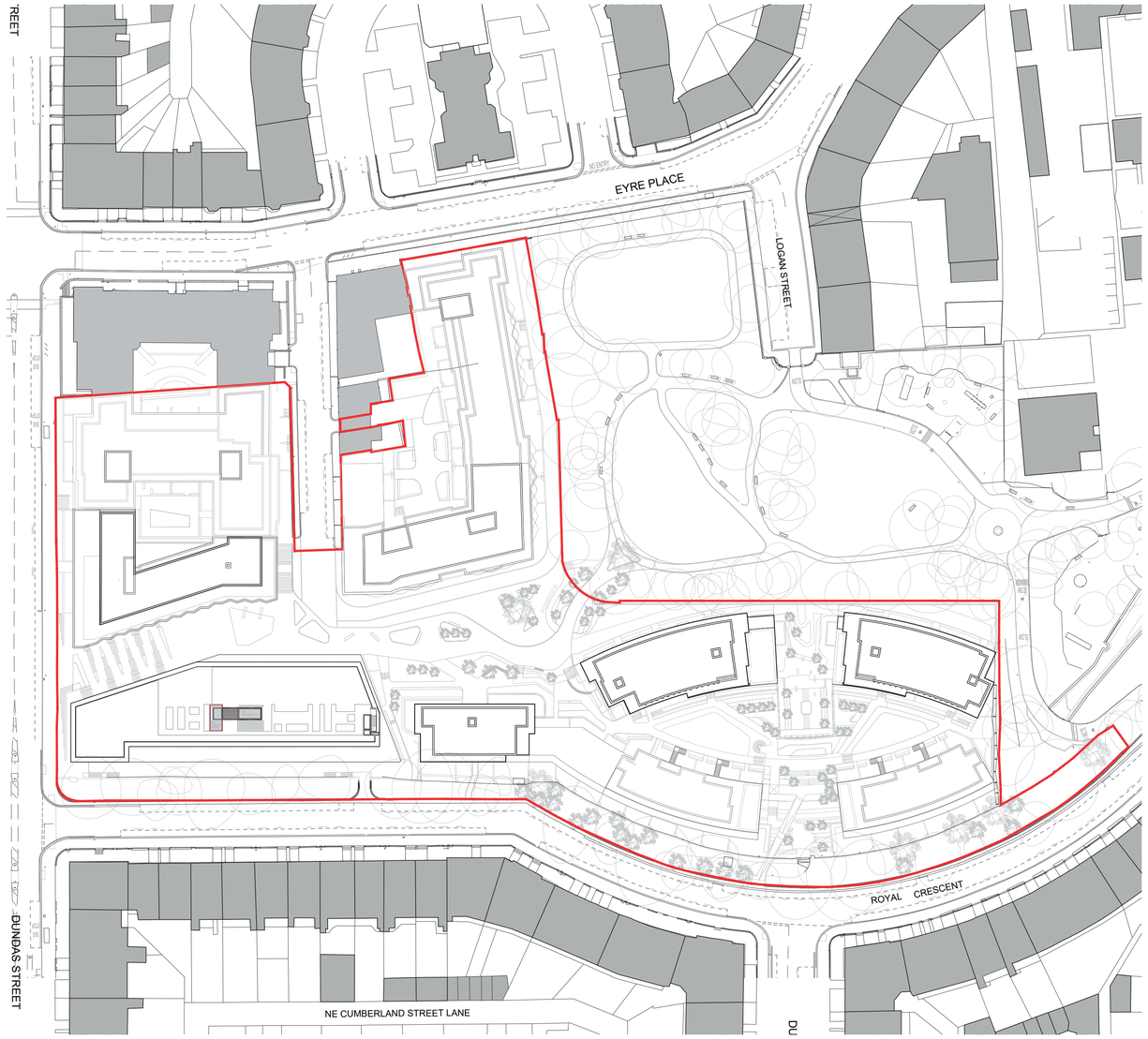
## WELCOME

On behalf of Ediston, Orion Capital Managers and Fusion Group, thank you for taking the time to visit this public exhibition. It is the first of two exhibitions regarding the revised proposals for the redevelopment of the site of the former Royal Bank of Scotland (RBS) offices and data centre on Dundas Street/Fettes Row.

The site was previously owned by RBS, who vacated the buildings in 2017/18, and was acquired by a fund managed by Orion Capital Managers. Ediston is the Development Manager who is overseeing the redevelopment process.

Following the grant of planning permission in September 2021 for the redevelopment of the site, the site has been cleared with demolition having recently been completed. Works have commenced on the development with drainage and other infrastructure being installed.

### PLANNING CONSENTED DEVELOPMENT




## REVISED APPROACH

Changes to the economic and political climate in recent years have resulted in the need to revisit parts of the scheme to bring a viable development forward.

To illustrate this point, Covid rendered the initially proposed hotel not viable leading to the further Plot 1 application, in turn leading to an increase in residential dwellings. Now the changes in the office market post-covid and the impact of the recent/prospective rent control legislation have rendered office and BTR elements not viable, requiring the need for further change.

The changes that are brought forward through these revised proposals are explained further in the proceeding boards.

The principle key changes relate to a revised mix of uses being proposed on the site with a change of use from office to residential dwellings and the introduction of student accommodation.

An application for the revised proposals is being brough forward by the same applicants along with Fusion Group who are a student accommodation developer and operator.

A Proposal of Application Notice was submitted to City of Edinburgh Council (CEC) in September 2024 outlining the intentions of Ediston, Orion Capital Managers, and Fusion Group to redevelop the site. The description of development is as follows:

“Erection of mixed-use development comprising residential, student accommodation, office, and other commercial uses, with associated landscaping/ public realm, car and cycle parking, and access arrangements.”

The applicants remain strongly committed to delivering a high-quality mixed-use development that sustainably regenerates a brownfield site and successfully integrates with its diverse built context and setting of the adjacent King George V Park.

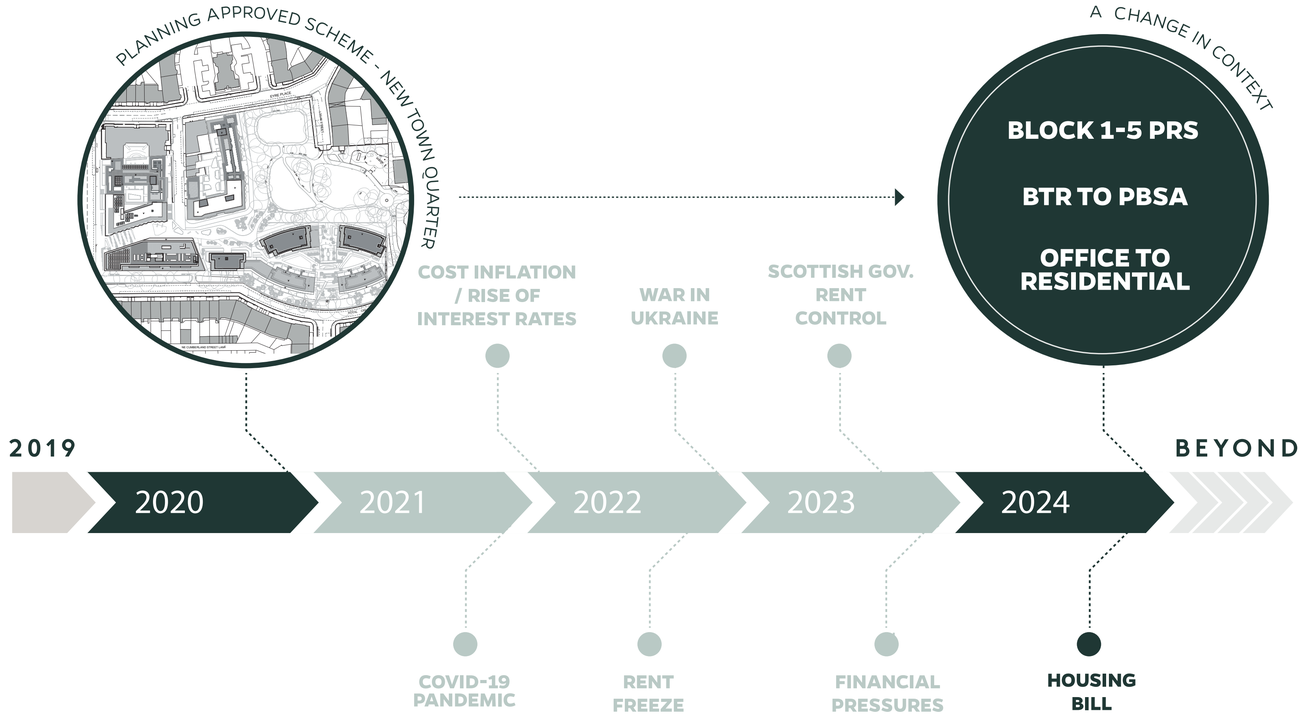
# 2 PLANNING CONSENT

## WHAT'S CHANGED?

A planning application (20/03034/FUL) was submitted in September 2020 for the following development:
"Demolition of existing buildings and erection of mixed-use development comprising residential, hotel, office and other commercial uses, with associated landscaping / public realm, car parking and access arrangements"

This application was approved in September 2021, with exception to the hotel element which was superseded by a later planning application (21/03481/FUL) approved in June 2022 for, "Residential development with ground floor commercial uses and associated landscaping and infrastructure."

The consent is a reflection of the market at a point in time, in the case of New Town Quarter a snapshot of the market in 2019. On large, complex, mixed-use sites, such as this site at New Town Quarter which will be developed over a number of years, market, policy and sector forces can significantly influence matters with respect to viability.

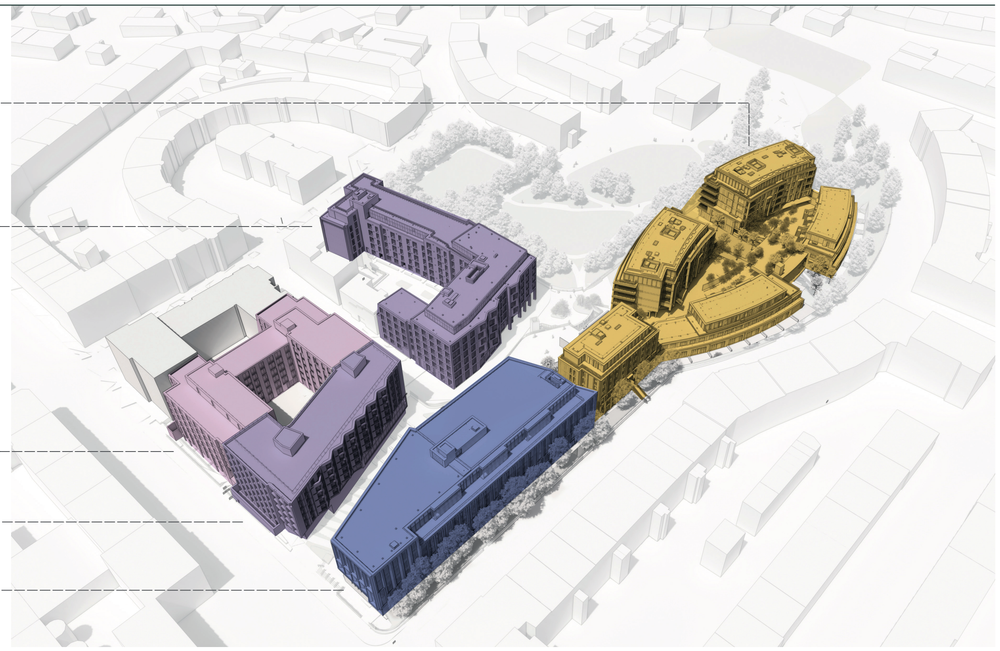



Ediston and Orion Capital Managers are committed to developing the site with preparations underway for commencing construction of the private residential dwellings adjacent to Royal Crescent/Fettes Row and the Mid-Market Rent (MMR) building adjacent to Dundas Street.

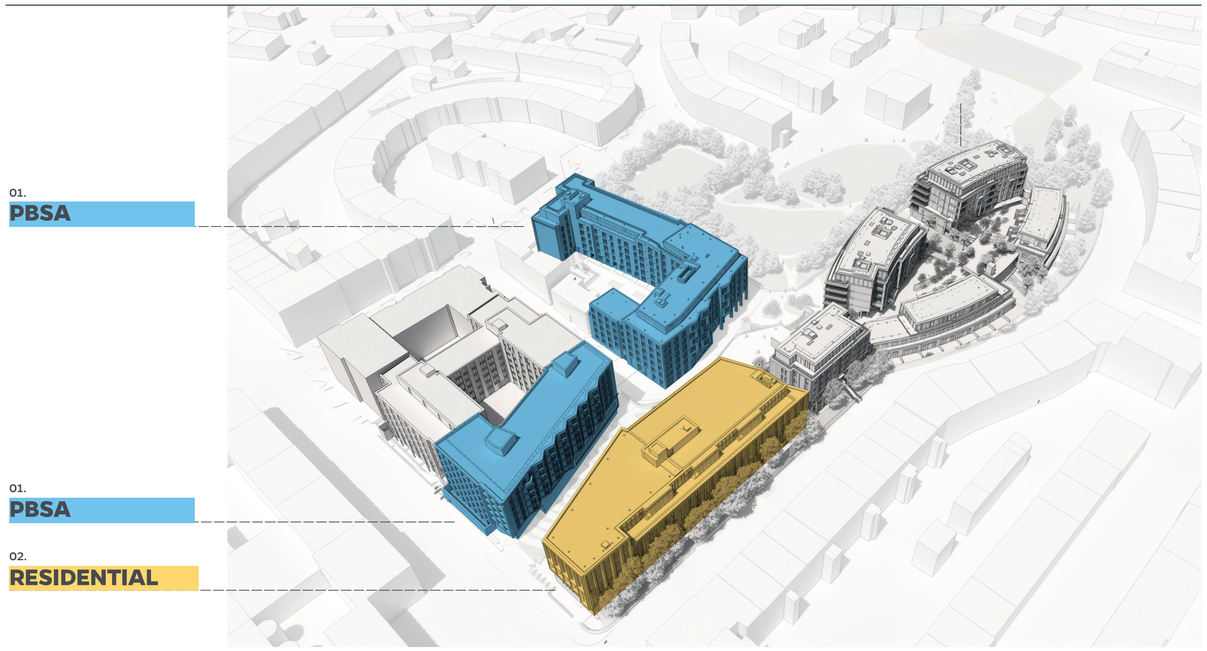
The office building on Fettes Row which was approved as part of the original planning application will no longer be delivered and instead more private residential dwellings are proposed in this location.
The two Build-to-Rent (BTR) blocks which were approved as part of the original application, one on Eyre Terrace facing the park and one on Dundas Street, are proposed to be replaced with purpose-built student accommodation to be delivered by Fusion Group.

As a result of the changes envisaged, the overall New Town Quarter development would provide c305 new residential dwellings of which 108 would be MMR/affordable, which meets the affordable requirement of 35% in the soon to be adopted City Plan 2030, and c560 student rooms, along with commercial units/workspaces

## PLANNING CONSENTED DEVELOPMENT




## WHAT IS CHANGING



# 3 PLANNING NARRATIVE

## PLANNING POLICY CONTEXT

NPF4 was adopted in February 2023 and now forms part of the development plan. NPF4 supports development of new homes that improve affordability and choice.

The council's new Local Development Plan, City Plan 2030, is anticipated to be adopted in October 2024 and will replace the existing Edinburgh Local Development Plan at this point. Within the emerging City Plan 2030 the site is allocated as 'H16 Fettes Row' with an estimated total capacity for 349 dwellings. This estimate is based on the original planning permission approved for the site, with the previous figure in the plan having been 245.
Additionally, it identifies the site as being within the New Town Conservation Area as well as a Historic Garden / Designed Landscape. The site also lies to the immediate north of the northern boundary of the World Heritage Site designation.
CEC have also prepared a suite of non-statutory planning guidance including the Edinburgh Design Guidance and Student Housing Guidance, setting out CEC's expectations for the design of new development in Edinburgh.

Policy Hou 6 (Student Accommodation) states "Planning permission will be granted for purpose-built student accommodation where:

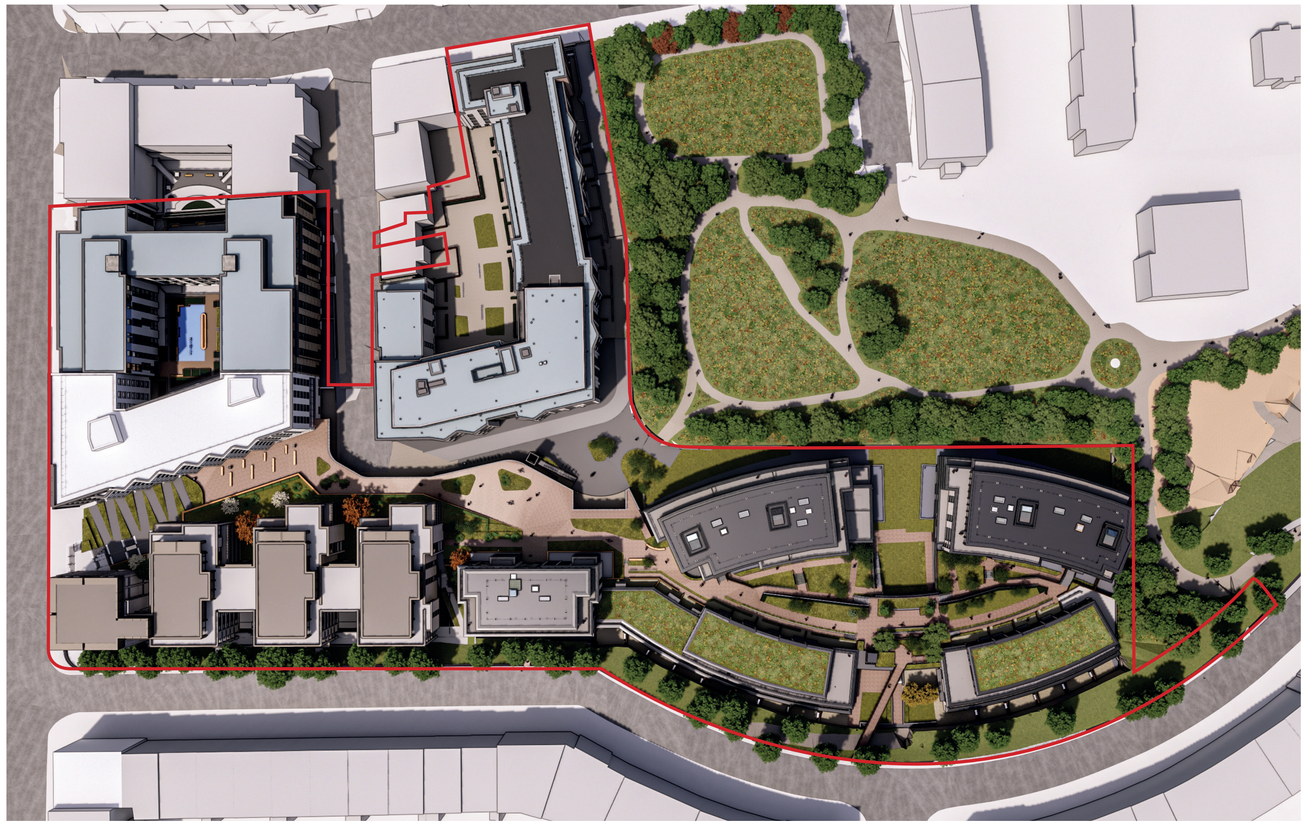
(a) there is good access by public transport and active travel routes to further and higher education institutions,

(b) it provides suitable amenity to students, including open space,

(c) no more than 10% studio flats are provided, and

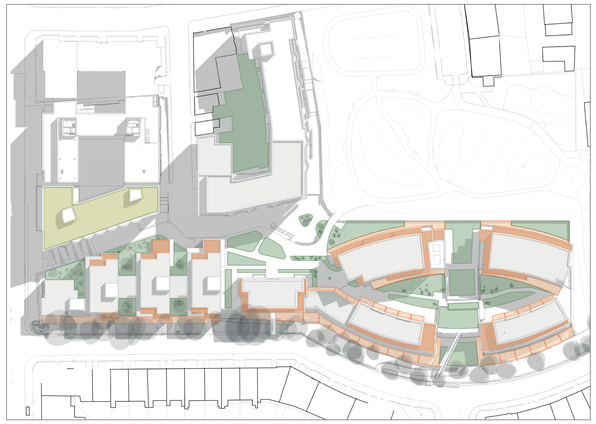
(d) there will be no adverse impact on the established character of the area."

With reference to these criteria, the site is highly accessible by public transport, walking and cycling to the University of Edinburgh city centre campus and Napier at Merchiston. The amenity spaces are generous and directly equivalent to the approved BTR provision externally, with generous internal provision in addition. 10% studios are proposed, complying with policy, and the existing student density of the local population is relatively low at 13%, well below the 50% level at which guidance considers there is a risk of creating an imbalance in the community.



### INCREASE OF OPEN SPACE PROVISION

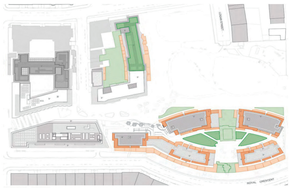
PROVIDING APPROX 28% SITE AREA OF USABLE OPEN SPACE



GREEN INDICATES LANDSCAPED SHARED OPEN SPACES

ORANGE INDICATES LANDSCAPED PRIVATE TERRACES

a total of aprox. **+6550sqm** of shared and private open space, covered and uncovered, between garden floor, podium level and top floor.



A MINIMUM OF 20% OF TOTAL SITE AREA SHOULD
BE USABLE GREEN-SPACE.

Site Total Area: 23 715 Sqm.

20% Target Area: 4 743 Sqm.

**Shared Usable Open Space: Aprox. 4350 Sqm.**
**Private Terraces: Aprox 2200 Sqm.**

**TOTAL PROPOSED: Aprox 6550 Sqm. (28%)**

Increase over 600Sqm (>3%) between Shared and Private Open Space when **compared with previous scheme**.

PBSA

RESIDENTIAL

Policy Econ 2 (Commercial development) is applicable to student housing proposals and states, "Proposals for commercial uses within the urban area on sites 0.25ha or larger, should where compatible and appropriate within the site context, provide at least 50% of the site for housing." Well in excess of 50% of the site is being given over to the delivery of private and affordable housing.

NPF4 policy 16c supports the development of new homes that improve affordability and choice by being adaptable to changing and diverse needs and which address identified gaps in provision, including which could include affordable homes, a range of size of homes such as those for larger families, and homes for people undertaking further and higher education.

A recent report prepared by Cushman and Wakefield identified a gap in provision of student accommodation. It is also notable that the wider NTQ development will deliver affordable homes at 35% of the total provision, and 20% of the new residential dwellings will be for growing families, all in accordance with policy and guidance. The revised mix will help to address the housing emergency across a range of tenures and needs.

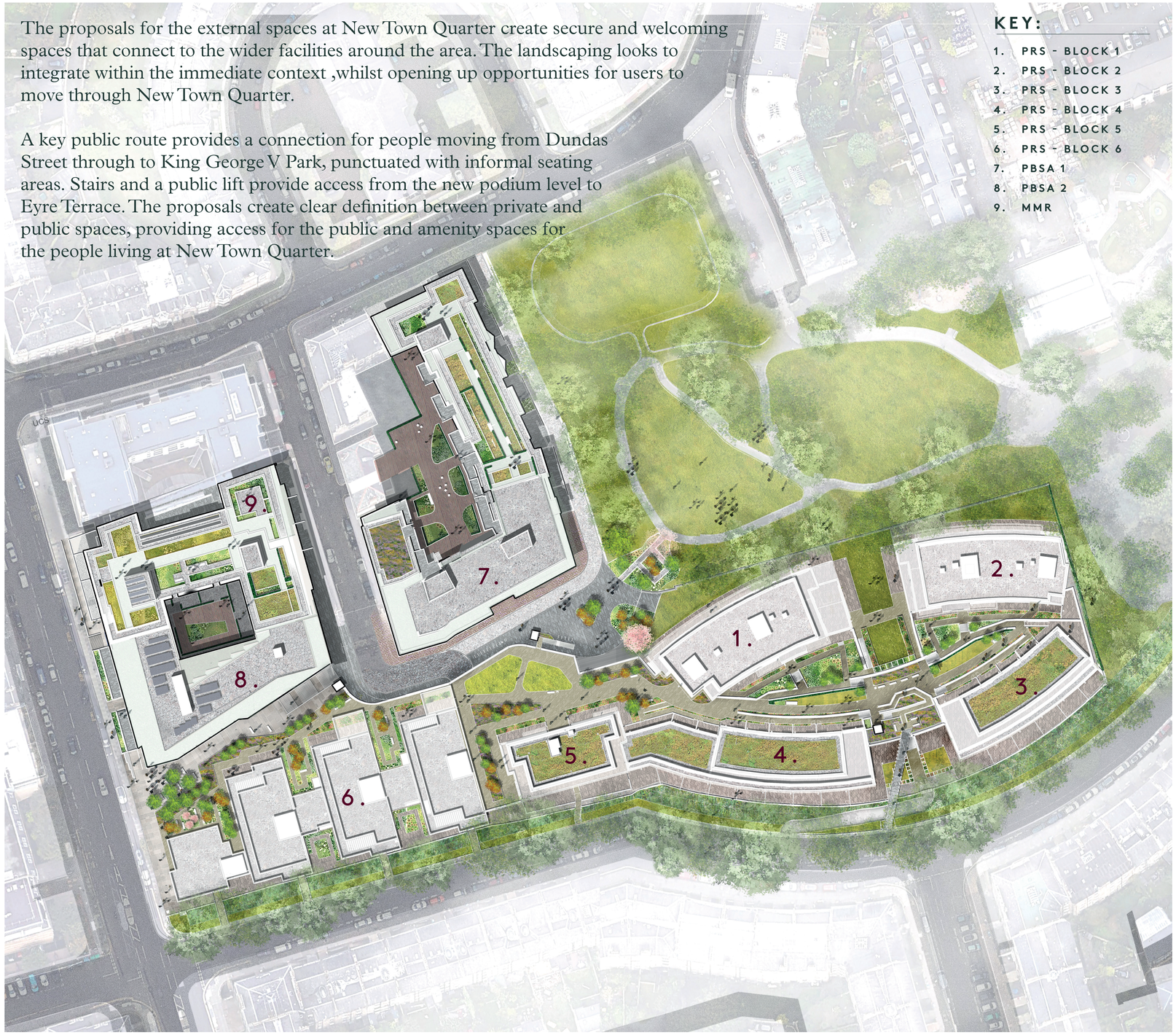
Policy Econ 5 (Employment Sites and Premises) supports proposals to redevelop employment sites or premises in the urban area for uses other than business where it forms part of a mixed-use development and includes floorspace designed to provide for a range of business and commercial users. There is the potential to incorporate ground floor commercial uses in appropriate locations across the site as part of these revised proposals.

The new proposals will not inhibit any nearby employment use, indeed the area is characterised by predominantly residential uses above commercial uses on Dundas St and corner locations. They will regenerate and improve the area and will comprise part of a mixed use development with the potential to provide ground floor space suitable for a range of business and commercial users as required by policy

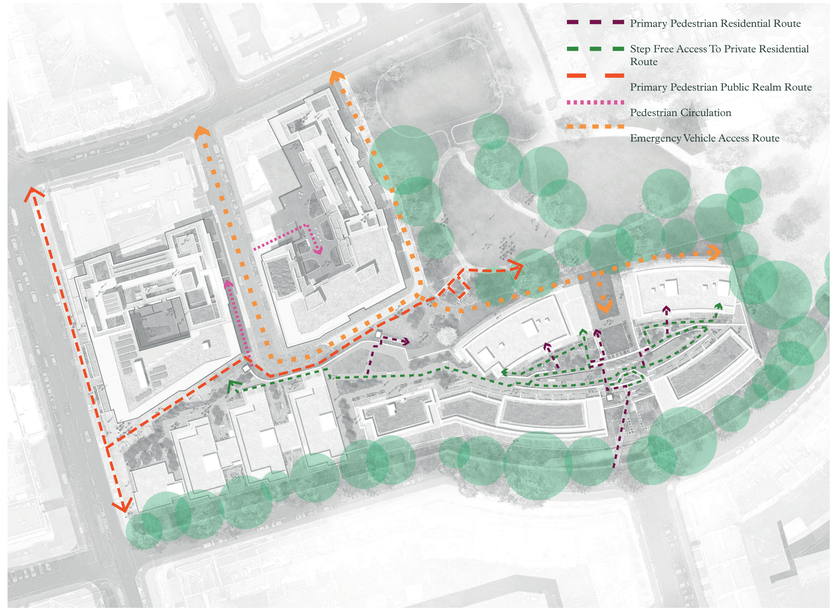
# 4 LANDSCAPE

The proposals for the external spaces at New Town Quarter create secure and welcoming spaces that connect to the wider facilities around the area. The landscaping looks to integrate within the immediate context ,whilst opening up opportunities for users to move through New Town Quarter.

A key public route provides a connection for people moving from Dundas Street through to King George V Park, punctuated with informal seating areas. Stairs and a public lift provide access from the new podium level to Eyre Terrace. The proposals create clear definition between private and public spaces, providing access for the public and amenity spaces for the people living at New Town Quarter.




## CIRCULATION




## PUBLIC REALM AND PRIVATE RESIDENTIAL SPACES

# 5 FUSION

## HIGH QUALITY STUDENT COMMUNITIES

Our amenity spaces are thoughtfully designed to foster community and enhance the wellbeing of our student residents.

We zone our spaces into three core uses: Supporting Studies, Wellbeing as a Lifestyle and Connected Communities. Facilities include private dining rooms, basketball courts, meditation rooms, co-working spaces, bookable study pods, active outdoor terraces and/or courtyards, large-scale event spaces and fitness suites.

We purposefully connect our external areas with our indoor amenity and bring an element of nature into every room.

Our designs incorporate mental and physical wellbeing touchpoints, ensuring safe, comfortable, and hassle-free environments that promote positive engagement and growth.

FUSION group

### CASE STUDIES

The Fusion brand exists to create thoughtful spaces, places and homes that enrich, enhance and inspire whoever lives within them.

With a successful track-record for delivering high-quality student accommodation and building strong communities.

Fusion is a family-owned business that aims to redefine the sector in a positive way.

**NEWCASTLE | PLUMMER HOUSE**
In Operation
251 Beds | Opened 2013

**HATFIELD | LUNA**
In Operation
373 Beds | Opened 2019

**GLASGOW | SAUCHIEHALL ST**
Planning Approved
633 Beds | Start on Site Q2 2025
Practical Completion Q1 2027

# 6 FUSION

## TRACK RECORD

**10,000+**
BEDS ACROSS
**15**
HIGH QUALITY DEVELOPMENTS

**GLASGOW | SAUCHIEHALL ST**
PLANNING APPROVED

**LEEDS | GARNET EXCHANGE**
PLANNING APPROVED

**LIVERPOOL | UPPER DUKE ST**
ON SITE

**MANCHESTER | DEANSGATE**
ON SITE

**CARDIFF | LONGCROSS**
PLANNING APPROVED

**BRISTOL | RIVERGATE**
PRE-PLANNING

**BIRMINGHAM | BRISTOL ST**
ON SITE

**EDINBURGH | NEWTOWN QUARTER**
PRE-PLANNING

**YORK | FOSS ISLAND**
PRE-PLANNING

**NOTTINGHAM | KING EDWARD ST**
ON SITE

**LOUGHBOROUGH | LIMEHURST AVE**
PLANNING APPROVED

**LONDON | BXT 25**
PLANNING APPROVED

**LONDON | WOOD GREEN**
PLANNING APPROVED

**LONDON | BXT 43B**
PRE-PLANNING

**PORTSMOUTH | ARUNDEL ST**
PLANNING APPROVED

**SOUTHAMPTON | PORTSWOOD**
PRE-PLANNING

## DESIGN PRINCIPLES

Purpose-built homes for students freeing up local housing stock

Addressing the growing need for new homes without relying on greenfield land

Regeneration of a prominent brownfield site, as part of a wider masterplan

Biodiversity net gain, including potential for surface water run-off

Enhancements to the King George V Park setting

Renewable energy technology

Outdoor communal and green spaces to promote well-being and community

Place-based approach with exemplar design

BREEAM*
Outstanding aspiration
* Sustainable building certification

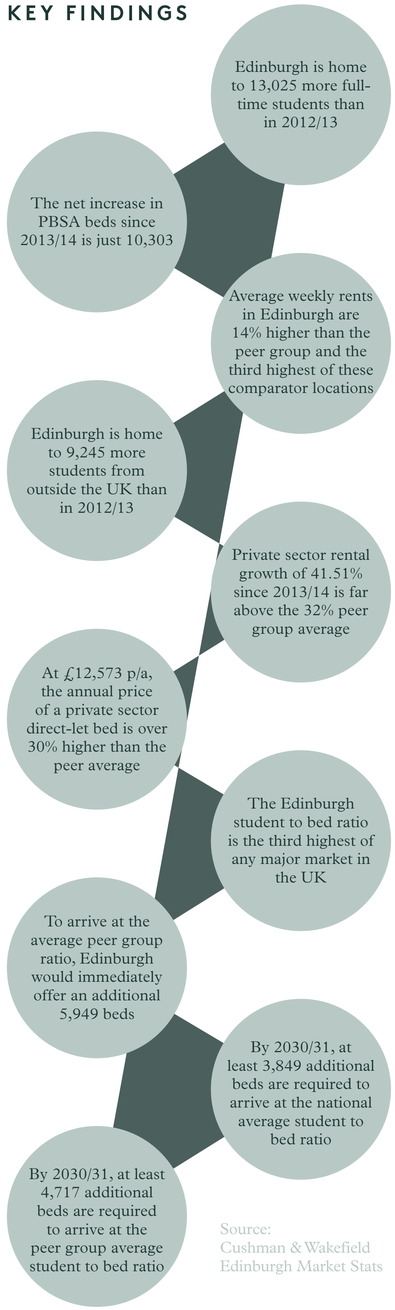
Direct and indirect economic benefits through the build and operation

Low car development

Sustainable travel options

## STUDENT DEMAND

### KEY FINDINGS




Source:
Cushman & Wakefield
Edinburgh Market Stats

### SUMMARY

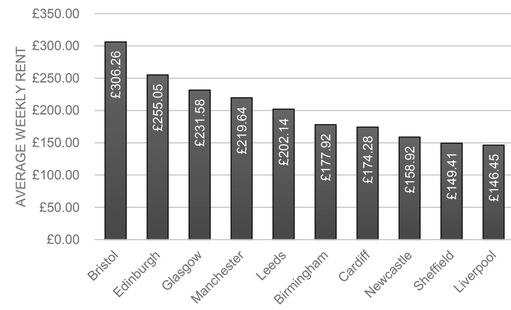
Edinburgh is one of the UK's largest and most prestigious Higher Education markets and is home to four significant universities. By the size of its full time student population, Edinburgh is the seventh largest location in the UK, home to 62,660 students in 2021/22.

Edinburgh is home to 13,025 more full time students than was the case in 2012/13 and 9,245 more students from outside the UK Such growth in student numbers has inevitably increased the demand for bed spaces in the city.

### DEMAND-SUPPLY DYNAMICS

The number of students with a requirement for a bed measured against the number of PBSA beds available is the third highest of any major city in the UK. To arrive at the average UK student to bed ratio, the market would immediately need to offer an additional 5,949 additional beds.

### DIRECT-LET WEEKLY RENT




At £255.05 per week, the weighted average weekly rent for a direct let private sector bed in Edinburgh is the second highest across the peer group, and almost 75% higher than the best value peer group location, Liverpool, and 30 higher than the peer average.

Source: Cushman & Wakefield Student Accommodation Tracker

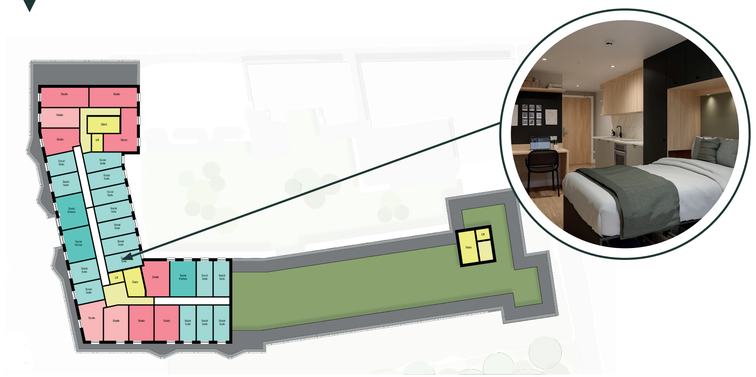
### STUDENT TO BED RATIO

At 2.69:1 the Edinburgh student to bed ratio (i.e. students with a requirement for a bed vs beds available) is the second highest of the peer group and the third highest of any major market in the UK. At the average ratio of the peer group, Edinburgh would immediately offer 5,949 additional beds.

Source: Cushman & Wakefield

# 7 PBSA BLOCK 01

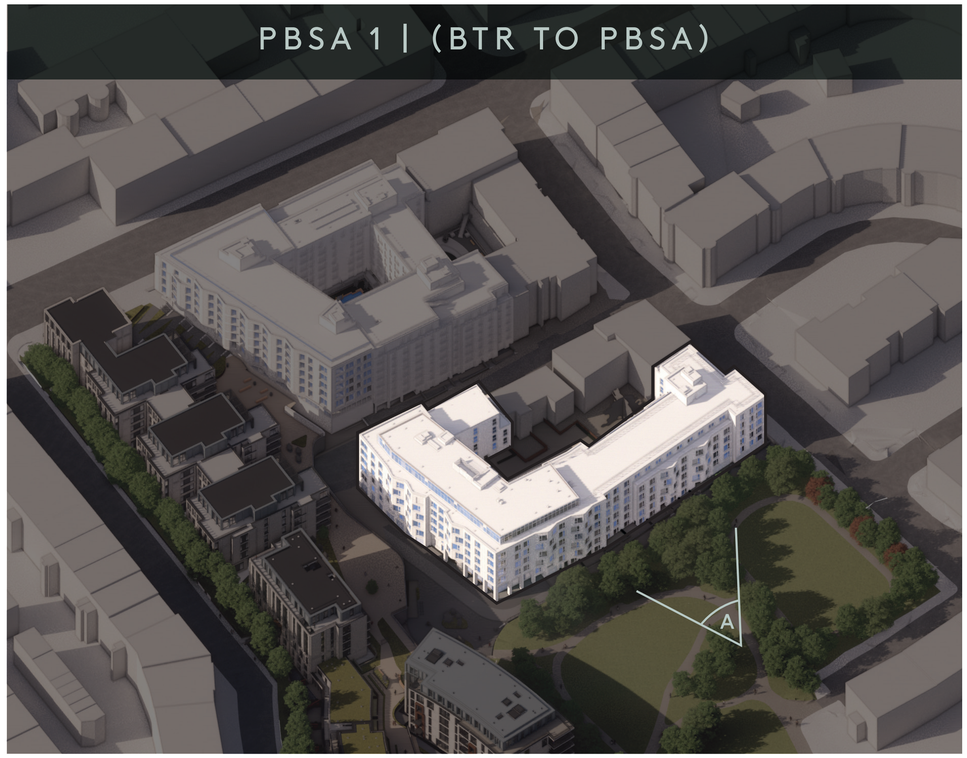
## LAYOUT ▼



Top Accommodation Floor

Typical Accommodation Floor

Level 00 - Eyre Terrace / King George V Park




◀

## KEY APPLICATION PRINCIPLES

Conversion of the highlighted blocks to PBSA use.

Design in 'good faith' to established design moves within the consent.

Design within the consented massing heights.

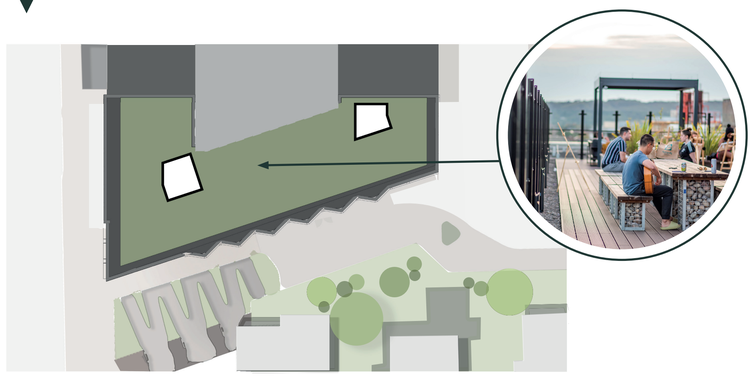
Design aligned to consented contextual relationships. IE; active frontage, access and maintenance where feasible.

Design within the established principles of rhythm, proportion and materiality where possible.

View A - PBSA Block 01 looking from King George V Park

# 8 PBSA BLOCK 02

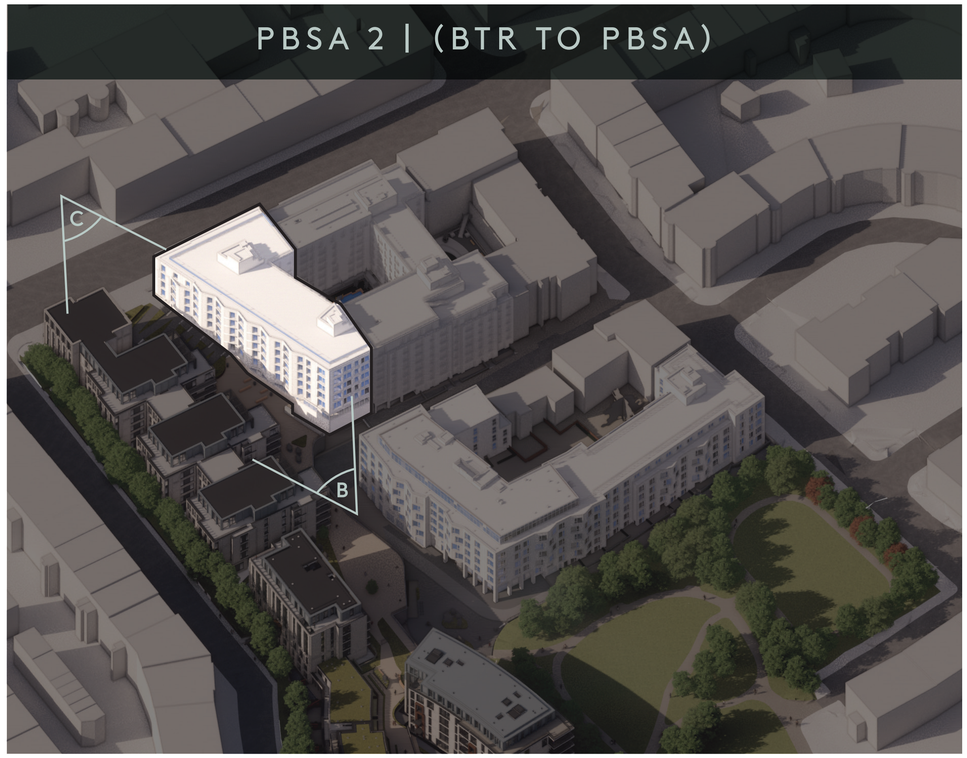
## LAYOUT ▼



Roof Terrace Level

Typical Accommodation Level

New Street Level

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View B - PBSA Block 02 looking from landscape terrace

View C - PBSA Block 02 looking from Dundas Street

# 9 BLOCK 6 - OFFICE TO RESIDENTIAL

## A NEW APPROACH

### FROM OFFICE TO RESIDENTIAL

The proposed massing and heights are to align with the consented scheme. Heights is shown as increasing - slightly.

The architectural ambition, specifically along Fettes Row and Dundas Street, is to remain the same. Mainly picking up the same characteristics and language of the New Town area.

The proposed design focused to enhance the overall public realm from Dundas Street and within the site.

The selected material palette respects the high quality standard set in the planning approved scheme.

CORNER OF FETTES ROW AND DUNDAS STREET

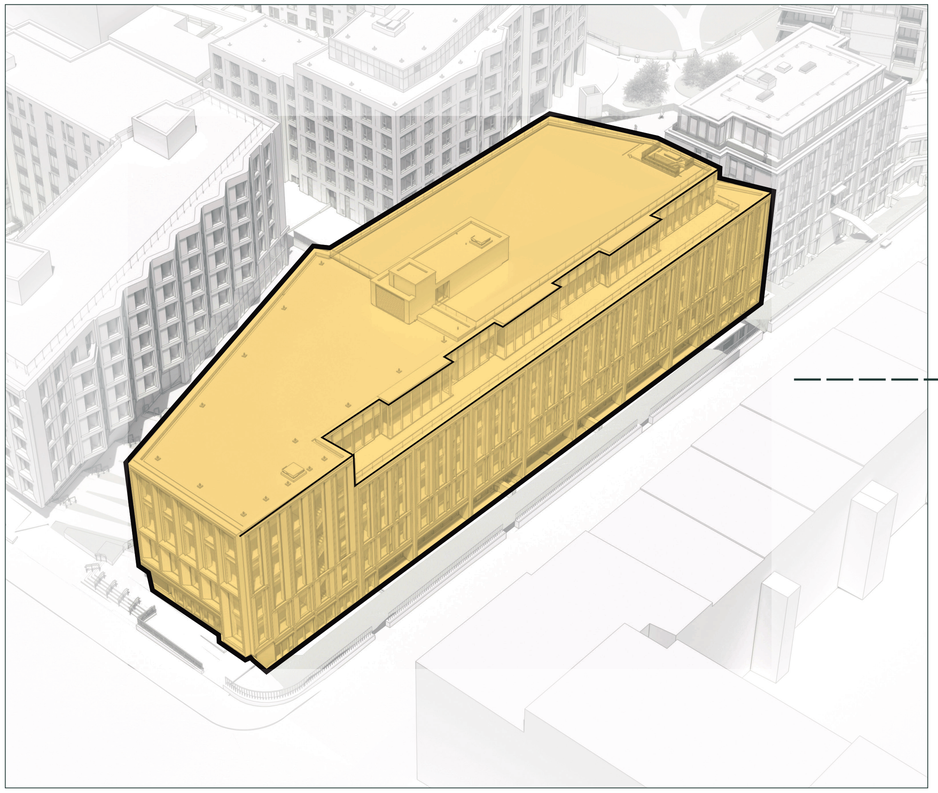
BEFORE

AFTER

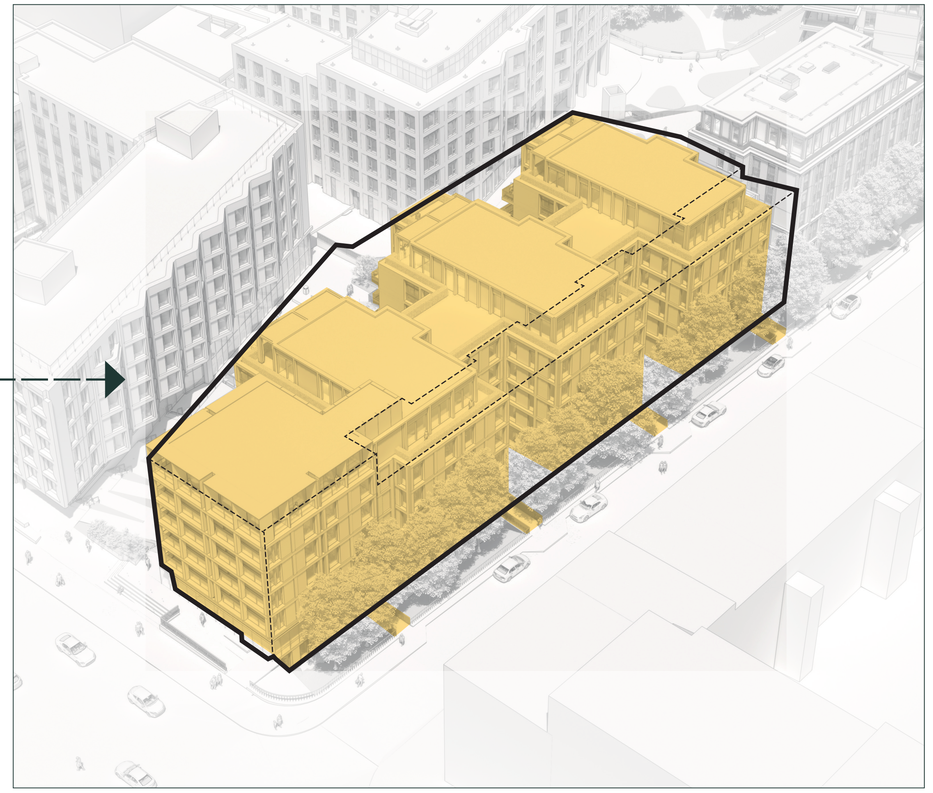
BEFORE

AFTER

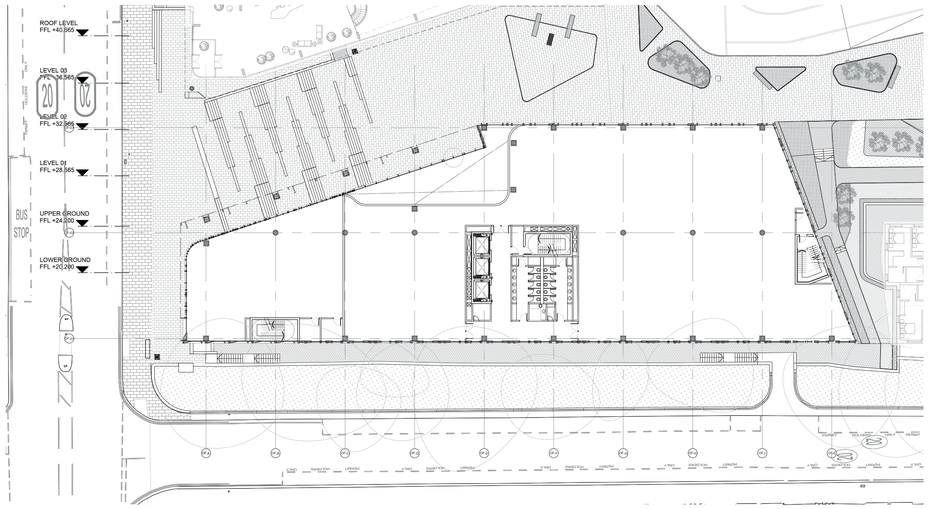
OFFICE



RESIDENTIAL



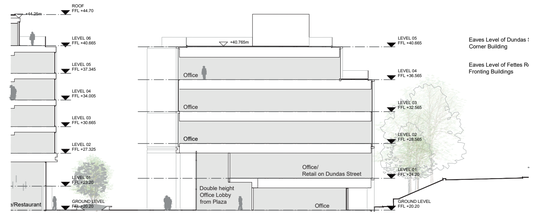
## PLANNING CONSENTED DEVELOPMENT




OFFICE - PLAN

OFFICE - ELEVATION: FETTES ROW

OFFICE - ELEVATION: DUNDAS STREET




OFFICE - SECTION

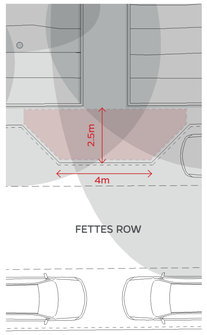
NEW TOWN QUARTER
CONSULTATION EVENT

NEWTOWN QUARTER

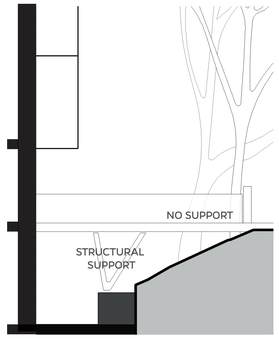
# 10 BLOCK 6 - OFFICE TO RESIDENTIAL

## FETTES ROW

### ENTRANCES - LOCALISED WIDENING

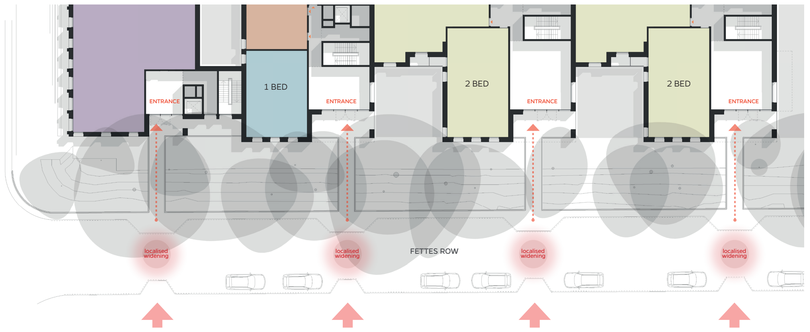



PLAN




SECTION

VIEW




ENTRANCES ALONG FETTES ROW

SOUTH ELEVATION - FETTES ROW

CORNER OF DUNDAS STREET AND FETTES ROW

FETTES ROW LOOKING TOWARDS DUNDAS STREET

FETTES ROW - PERSPECTIVE ELEVATION

# 11 BLOCK 6 - OFFICE TO RESIDENTIAL

## DUNDAS STREET

### A NEW GATEWAY INTO MASTERPLAN

BEFORE

AFTER

PUBLIC REALM - SKETCH

WEST ELEVATION - DUNDAS STREET

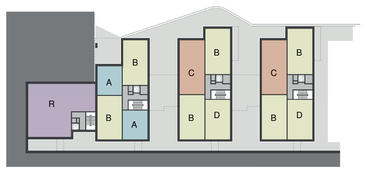
ENTRANCE INTO MASTERPLAN

PERSPECTIVE ELEVATION - DUNDAS STREET

CORNER OF DUNDAS STREET AND FETTES ROW

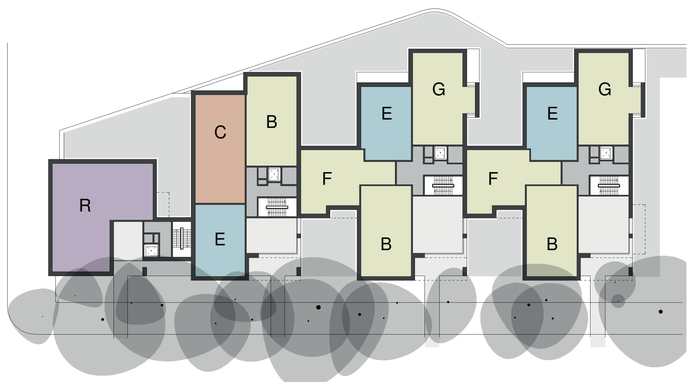
# 12 BLOCK 6 - OFFICE TO RESIDENTIAL

## ACCOMMODATION




LOWER GROUND FLOOR

BASEMENT



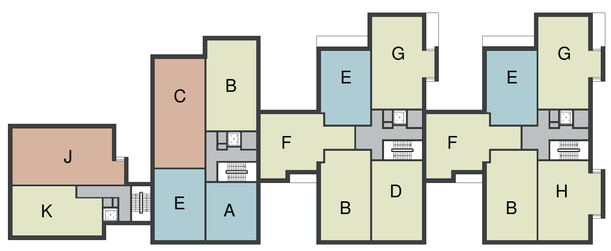

GROUND FLOOR

**TOTALS:**

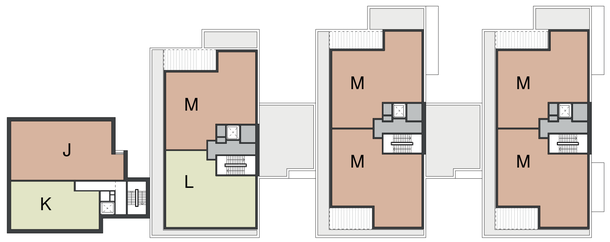
81 APARTMENTS UNITS

38 CAR PARKING SPACES

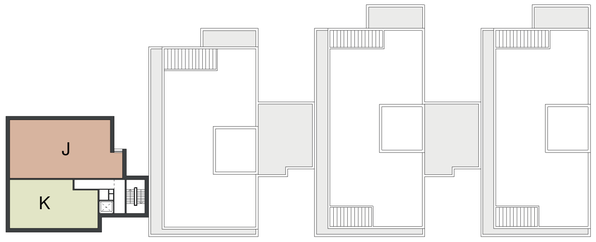
100% BICYCLE PARKING ALLOCATION




LEVELS 1 - 3




PENTHOUSE - L1




PENTHOUSE - L2

A JOURNEY INTO THE MASTERPLAN

NEW TOWN QUARTER
CONSULTATION EVENT

NEWTOWN QUARTER

# 13 SUMMARY & NEXT STEPS

## WE WANT YOUR VIEWS

We are keen to get your views on the proposed development. Your comments will help inform the final proposal that will be submitted to the City of Edinburgh Council. If you have any questions please ask one of the project team members present at today's exhibition.

Please fill in a feedback form and put it in the box provided. If you have any further comments or queries you can contact us using the following details:
Visiting the website: newtownquarter.co.uk
Emailing the project team: newtownquarter@ediston.com

### SECOND PUBLIC EXHIBITION

We will be holding a second public exhibition in November.

### WHERE?

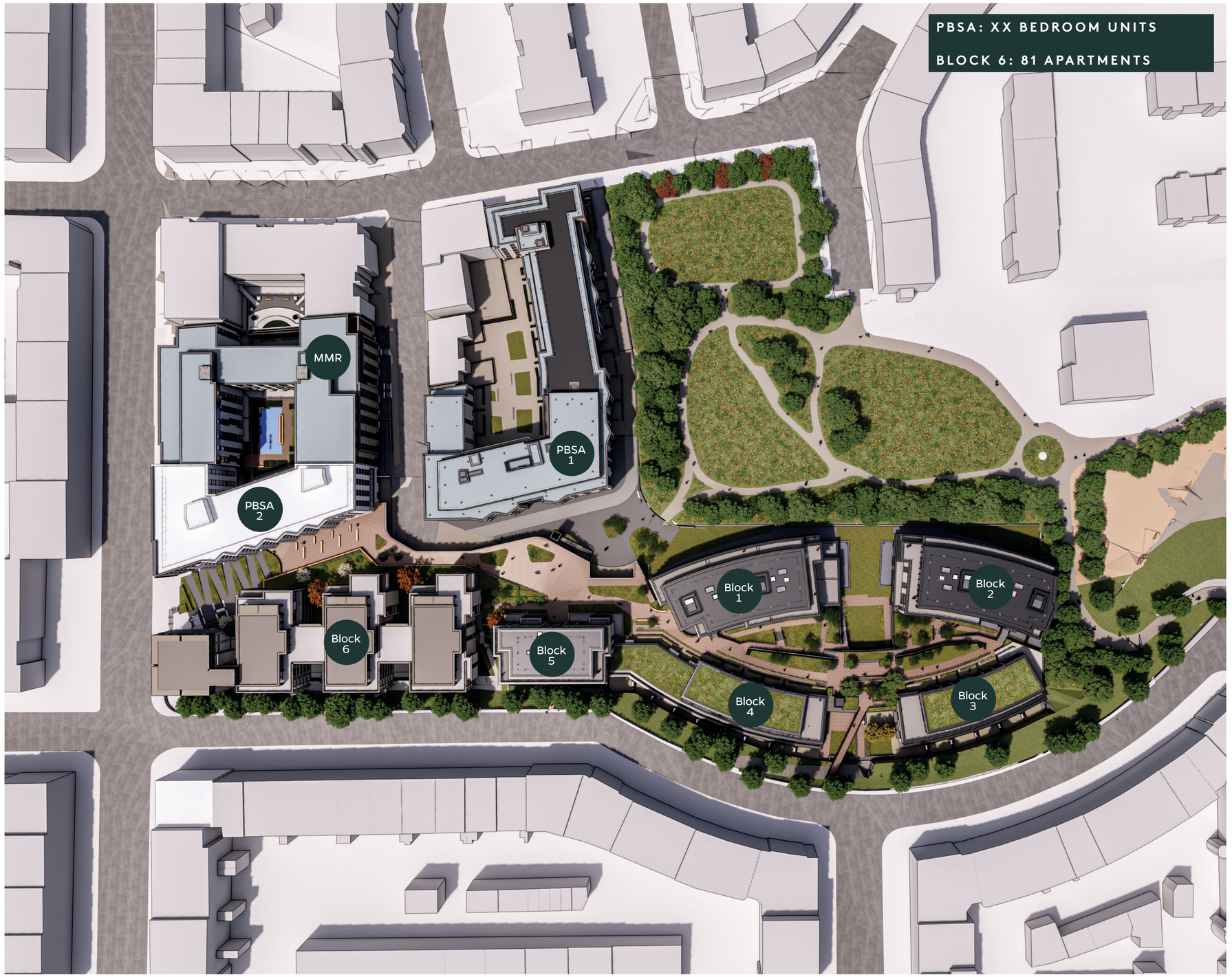
Broughton St. Mary's Parish Church, 12 Bellevue Crescent, Edinburgh, EH3 6NE

### WHEN?

Wednesday 27 November 2024, 2-7pm

### WHY?

We will gather feedback from this first exhibition and present more detailed proposals for the redevelopment of the site including demonstrating how the feedback has influenced the proposals, where possible.

## PROGRAMME

- SUBMISSION OF PROPOSAL OF APPLICATION NOTICE
  17 SEPTEMBER 2024
- FIRST PUBLIC EXHIBITION
  9 OCTOBER 2024
- SUBMISSION OF SCOPING OPINION REQUEST
  TBC
- SECOND PUBLIC EXHIBITION
  27 NOVEMBER 2024
- SUBMISSION OF PLANNING APPLICATION
  FEBRUARY 2025
- 21 DAY PERIOD FOR REPRESENTATIONS TO CEC
  FEBRUARY 2025
- TARGET DETERMINATION DATE OF APPLICATION
  JUNE 2025