

1 INTRODUCTION

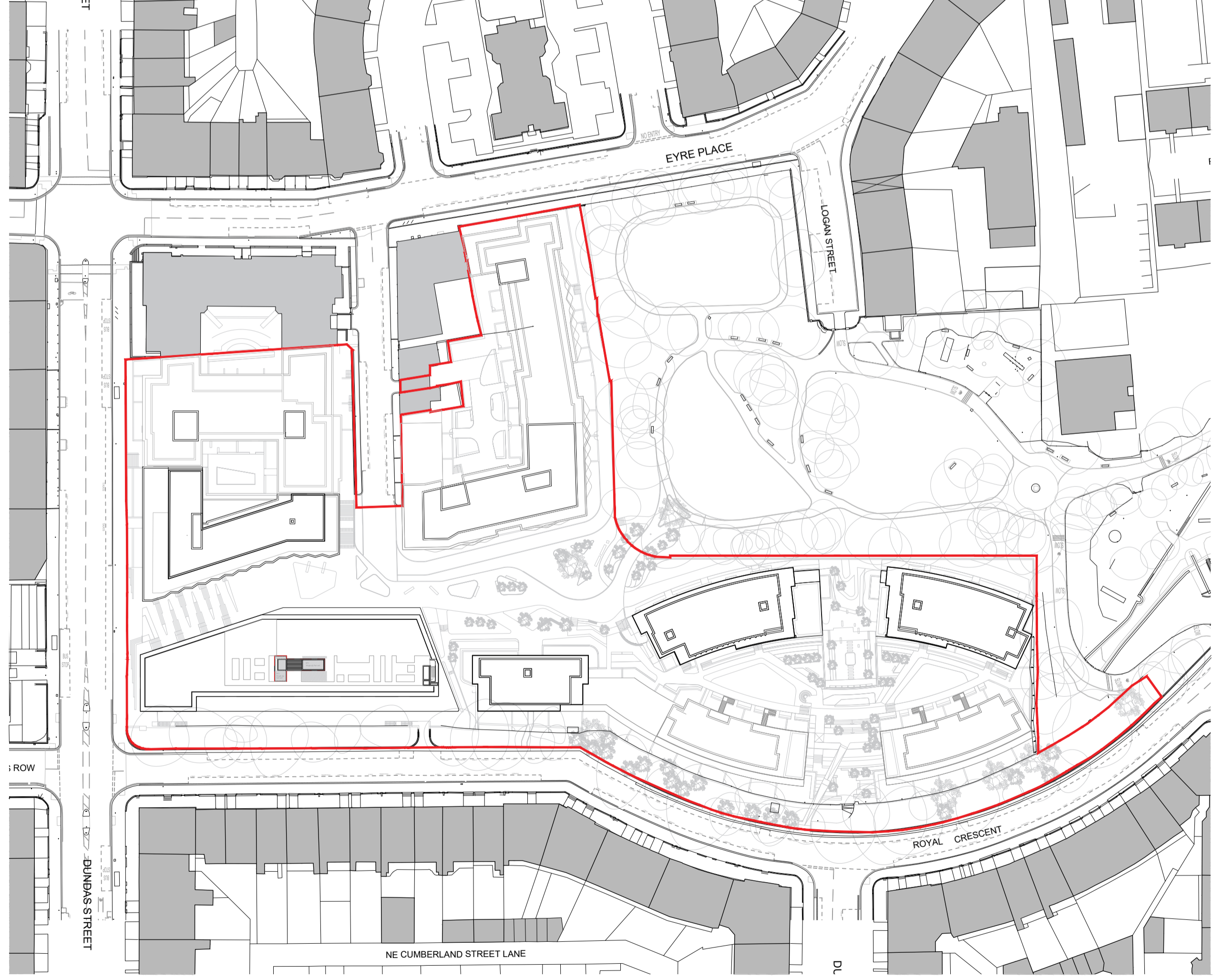
WELCOME

On behalf of Ediston, Orion Capital Managers and Fusion Group, thank you for taking the time to visit this public exhibition. This is the second 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.

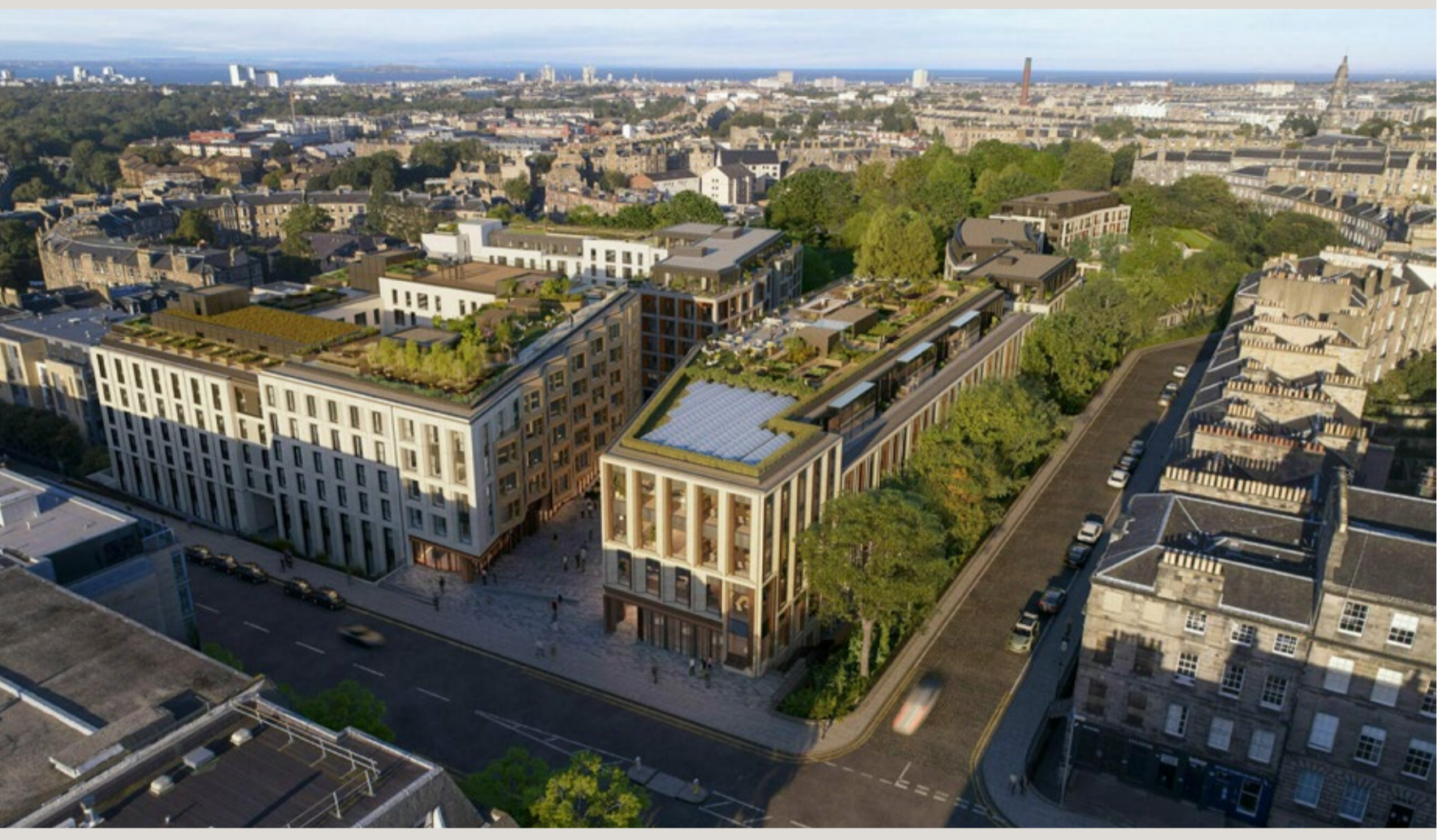
The site was previously owned by RBS, who vacated the buildings in 2017/18, and was acquired by a fund managed by Orion Capital Managers. Ediston is the Development Manager who is overseeing the redevelopment process.

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.

PAN APPLICATION BOUNDARY (SHOWING ORIGINAL SCHEME)



PREVIOUS APPLICATION: VISUALISATIONS



A 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 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 brought 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.

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

2 PLANNING CONSENT

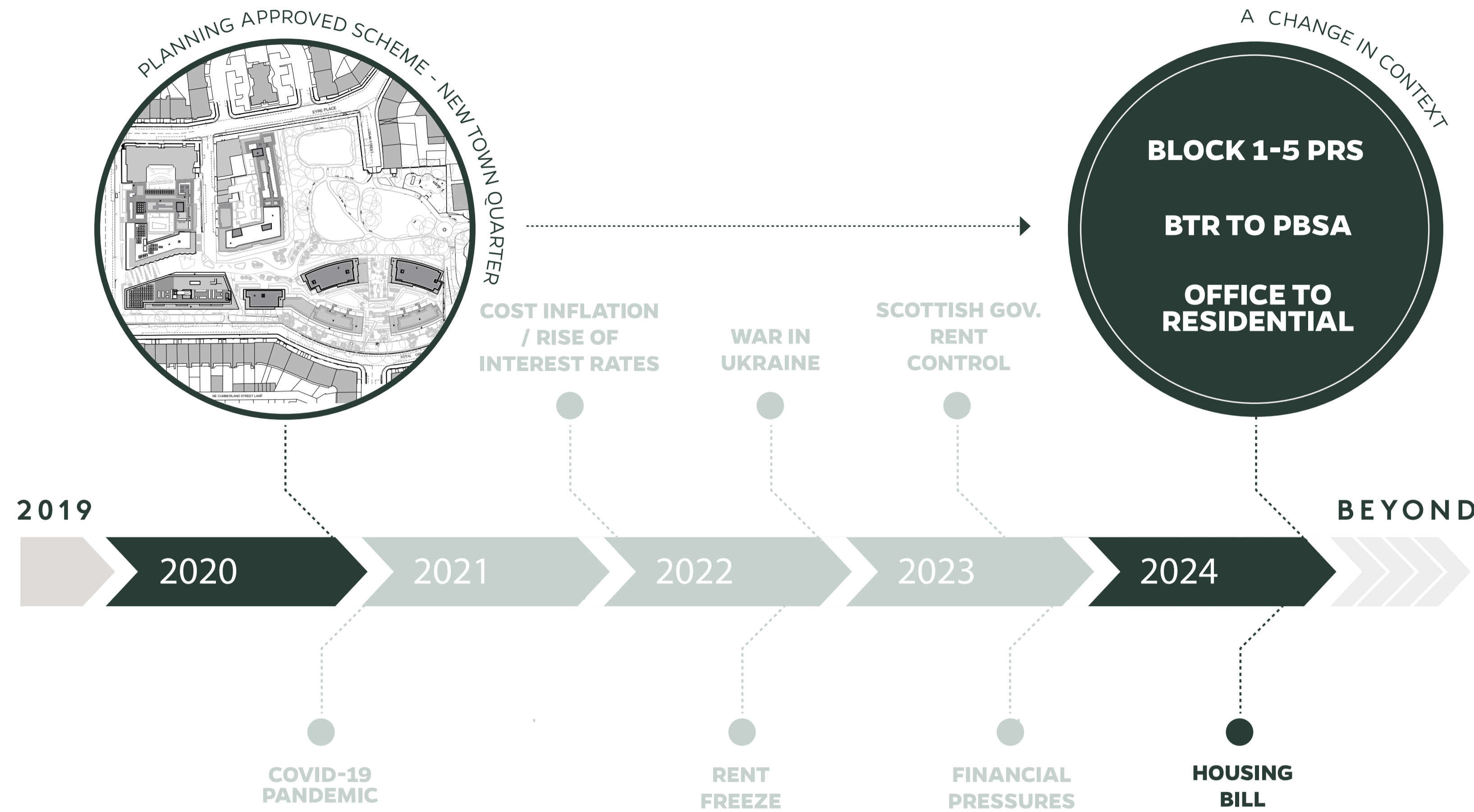
WHAT'S CHANGED?

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.



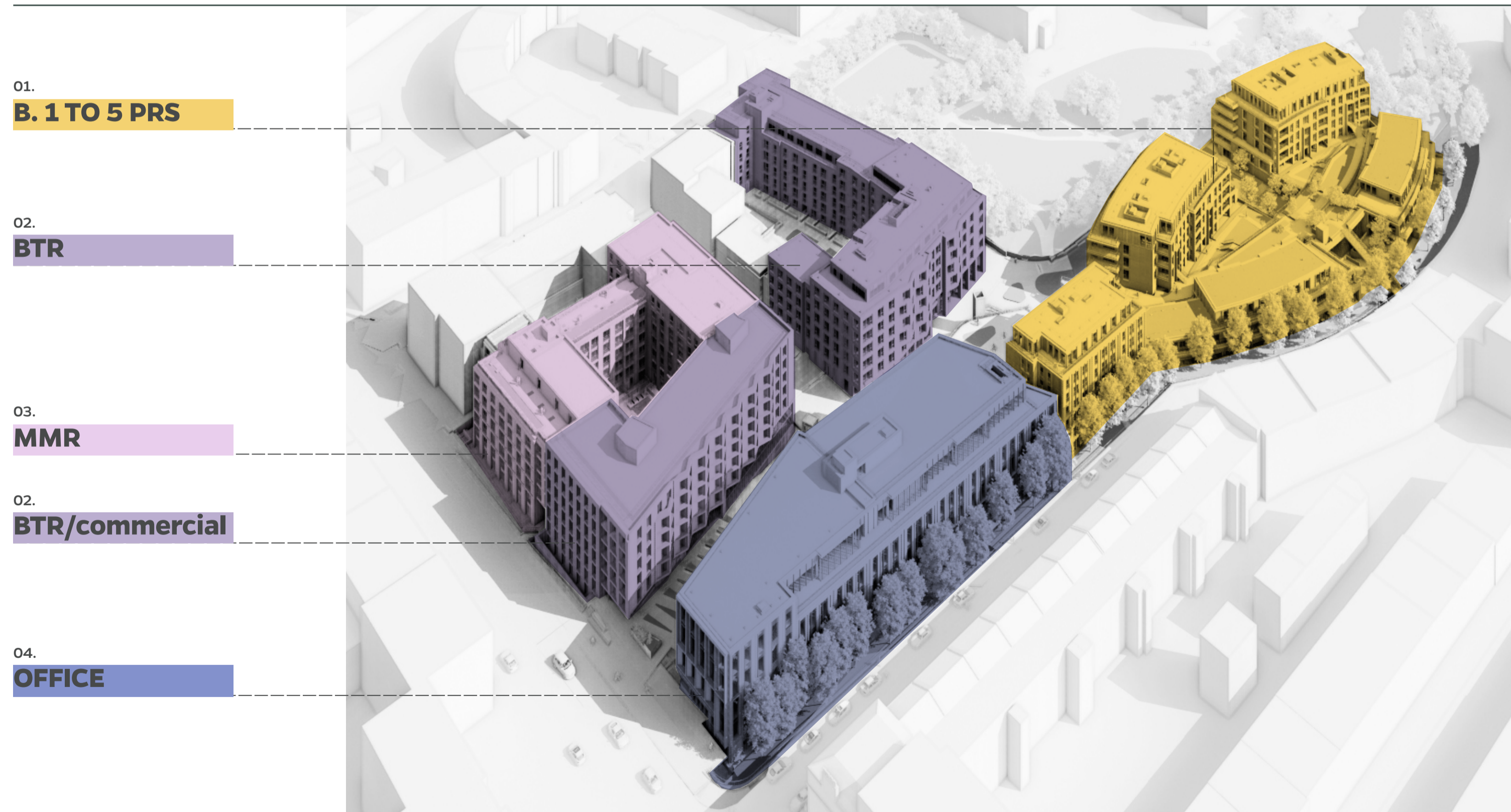
Ediston and Orion Capital Managers are committed to developing the site with preparations underway for commencing construction of the private residential dwellings adjacent to Royal Crescent/Fettes Row and the Mid-Market Rent (MMR) building adjacent to Dundas Street.

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 c.315 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 c.559 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.

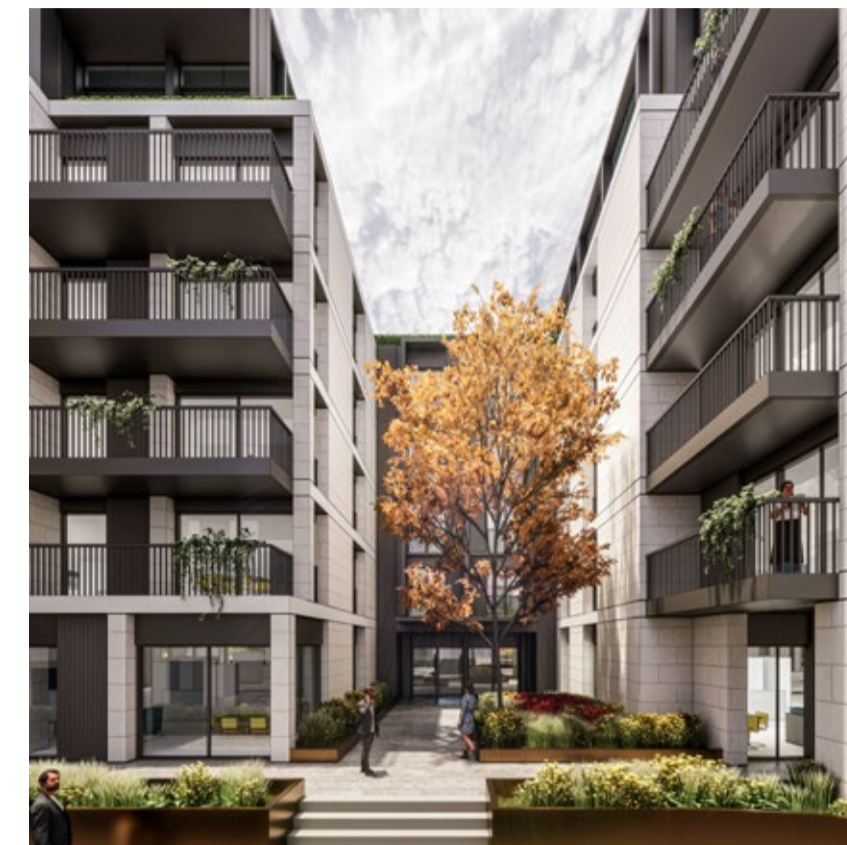
CEC have also prepared a suite of non-statutory planning guidance including the Edinburgh Design Guidance and Student Housing Guidance, setting out CEC's expectations for the design of new development in Edinburgh.

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.

RESIDENTIAL - BLOCK 6



PURPOSE BUILT STUDENT ACCOMMODATION (PBSA)



MMR



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 CONSULTATION 01 - FEEDBACK

RESPONSES TO 1ST PUBLIC CONSULTATION EVENT & STAKEHOLDER MEETING

Key feedback from Consultation 1 was focussed around the following headings;

Design:

- General Design
- Height, Scale & Massing
- Density
- Heritage

Parking & Access:

- Parking
- Bridge Links on Fettes Row
- Other Transport Comments

Landscape:

- Impact on Existing Trees
- Open Space & Landscaping
- King George V Park

Programme

Amenity:

- Daylight, Sunlight & Overshadowing
- Air Quality
- Privacy & Overlooking
- Noise & Disturbance

Principle - Student need & Demand

PBSA Adaptability / Out of Term Time

Principle - Office to Residential

Principle - Support for Mixed Use

Infrastructure / Local Living

Whilst it is impossible to respond to every single comment, we have tried to gather the feedback into key themes, and the design team have responded to these in the adjacent tables.

DESIGN

General Design
<p>Feedback</p> <p>Key themes emerging through the design comments included:</p> <ul style="list-style-type: none"> • Bland/uninspiring architecture • Not in keeping with New Town character • Does not respect Dundas Street building line
<p>Response</p> <p>The new residential block has been designed to consider the setting of a World Heritage Site that includes Fettes Row & Dundas Street and also the overall masterplan approach as a whole.</p> <p>The design, simple and elegant in nature, has an enduring quality that complements the aesthetic of the New Town.</p> <p>Reflecting the Georgian surroundings, high quality stone is used extensively and is accentuated by dark grey zinc/metal panels and glazing to upper levels, appropriate for roofscape treatment within Edinburgh.</p> <p>The proportions of the façades take cues from the New Town, without slavishly repeating the historic façade. Bay rhythm and string courses have been considered in the new approach to ensure a balance with Fettes Row.</p> <p>Change of Use Informing the Design</p> <p>The residential building necessitates a different treatment from an office approach.</p> <p>The form of the building plan enables the creation of good public realm around the building and towards the new street, and the creation of pocket courtyards to enable good day-lighting to all apartments. The private access to the apartments is from one entrance on Fettes Row and the remaining from the new street leading to the park.</p> <p>This will ensure activation along this new high quality amenity space.</p> <p>PBSA</p> <p>The new PBSA design replicates the current consent for BTR in terms of its form, façade design and use of high-quality materials.</p> <p>Entrances and amenity areas are located on Dundas Street, Eyre Place and the new street which will ensure much needed activation, creating inherent safety through active surveillance.</p> <p>Active roof terraces have also been incorporated, to ensure a balance of well being for students and a sense of presence in the City.</p>

Height, Scale & Massing
<p>Feedback - General Comments</p> <p>Key themes emerging through the comments relating to height/scale/massing included:</p> <ul style="list-style-type: none"> • Perception that the development is too tall generally • Residential block too tall • PBSA too tall • Need for a wind microclimate assessment • The building height is above the tree line
<p>Response</p> <p>The consented massing is the base line for all the new proposals for the residential and PBSA component.</p> <p>The residential building modifies the current consented heights for office. A different use with different floor to ceiling height criteria necessitates this approach.</p> <p>There is a slightly increased height to Dundas Street, which balances with the Georgian approach of slightly higher focal corner treatment.</p> <p>The balance being is that long Fettes Row the height is slightly reduced in part since the requirements for roof top plant has been removed.</p> <p>As part of this exhibition and the planning process, key elevational drawings are provided to enable a clear understanding of the adjusted heights.</p>
<p>Feedback - Residential Specific Comments</p>
<p>Response</p> <p>On the whole, the height of the new residential building mimics the height of the consented office building.</p> <p>The very nature of a different use - more cellular, lower floor to ceiling heights - dictates a slightly different approach.</p> <p>Fettes Row is an important 'face' and edge to the New Town. The new design responses to the historic patterns with a high corner to Dundas Street and a lower mid section along Fettes Row.</p> <p>Overall, compared to the consented office scheme, there is only a slight additional height to the corner, with a slight reduction in height along Fettes Row.</p>
<p>Feedback - PBSA Specific Comments</p>
<p>Respondents considered that the density of the proposed development is too high.</p>
<p>Response</p> <p>The PBSA blocks are design to the existing approved & consented scheme. This includes the overall footprint, as well as the height and scale. The PBSA has also been designed in the spirit of the existing approved & consented scheme, with the elevations have been updated to provide a suitable layout for PBSA which keeping the undulating façade design. We have also kept the activate frontages along the shared terraces spaces and along the frontages to King George V park as per the existing design.</p>

Heritage
<p>Feedback</p> <p>Key themes emerging through the comments relating to heritage concerns included</p> <ul style="list-style-type: none"> • Impact on Fettes Row and Royal Crescent – listed buildings • Impact on New Town Conservation Area • Impact on World Heritage Site • Impact on railings
<p>Response</p> <p>There are no changes proposed to the consented residential blocks to the north of Royal Crescent; the revised proposals for Block 6 would have no different impact on the setting of listed buildings on Royal Crescent than the existing consent</p> <p>The revised proposals for Block 6 are being developed in accordance with design parameters and principles established in the consented office scheme. These were mindful of the importance of the new development here to respect the setting and significance of the listed buildings on Fettes Row. The introduction of a residential building necessitates a change in the building form and appearance than the consented office scheme which is being designed to respect the significance of the listed terrace, and with appropriate material quality.</p> <p>The development site, whilst within the New Town Conservation area is within a different character area to that of the Second New Town, and this is reflected in the different existing historic character of the area north of Fettes Row, on the site of the former Canonmills Haugh. The development proposals have been developed mindful of the different characteristics of the two character areas, whilst respecting the significance of the Second New Town, in particular the approach towards it from the north along Dundas Street, and the relationship of the revised proposal for residential development on the north side of Fettes Row. The revised proposals reflect key design parameters for the development, its built character, masterplan principles, and quality of materials, established in the masterplan for the consented scheme.</p> <p>The significance of the street character of Fettes Row and Royal Crescent is important to the setting of the listed terraces and the northern edge of the Second New Town character area (as part of the New Town Conservation Area) – the design for Block 6 has been revised to respect the importance of this with no street widening proposed, and the reduction of entrances to the new residential blocks to one – repurposing an existing vehicular entrance to the former RBS development in the railings. The street character will be respected in the development proposals.</p> <p>The revised proposals for Block 6 follow the design parameters for the consented scheme, and appropriate to the character of the development site and the setting of the World Heritage Site. The detailed design, including material choice, quality, and appearance, will reflect the importance of the location at the edge, and setting, of the World Heritage Site, and the distinct character of the Second New Town, whilst differentiating the character of the site from the Second New Town.</p> <p>The existing fleur de lys railings along the north edge of Fettes Row will be retained, with the existing section where there is a break to provide an entrance to the former RBS site repurposed to provide a single entrance from Fettes Row to the residential blocks now proposed on Block 6.</p>

PARKING & ACCESS

Parking	
Comments	Response
<p>Key themes emerging through the comments mentioning parking included:</p> <ul style="list-style-type: none"> Existing parking concerns and the knock on impact on the local area. New residents should not get parking permits Not enough parking proposed 	<p>Impact on Fettes Row parking is a primary design consideration. Improvements to accessibility will result in a minor loss of parking but this will be minimised as much as practicable. Given the proposed parking numbers, the proposed development will result in considerably less traffic than previously visited the site when it operated as RBS offices.</p> <p>CEC parking policy means residents within Zone 6 of new developments are not entitled to on-street parking permits. New residents won't be eligible for a parking permit so on-street residents parking won't be affected. Residents are very unlikely to park a car in the area if relying on evening parking only. This would also be an issue at weekends when not working. The parking restrictions would make owning a car unworkable which is the council's intention for city centre locations. Residents are unlikely to purchase a property in this location without a parking space if they require a car. The vehicle would need to be parked through the week as well as the weekend which would dissuade residents from either owning a car or buying a property in this location.</p> <p>Parking provision will be in accordance with CEC's Edinburgh Design Guidance standards as required of all developments.</p> <p>Car parking is in the basement level accessed from Eyre Terrace as per approved scheme. The scheme proposes minimal parking number compared to the council's maximum parking standards. Active and public transport accessibility is a key attribute of the site location.</p>

Bridge Links on Fettes Row	
Comments	Response
<p>Key themes emerging through the comments mentioning parking included:</p> <ul style="list-style-type: none"> The proposed number; Impact on parking; Pavement width being too narrow for accessible access. Impact on existing residents on Fettes Row in terms of parking; 	<p>Access from Fettes Row has been rationalised to a single access point in response to feedback received.</p> <p>The entrances to the blocks from Fettes Row would not alter traffic flows as all parking is still in basement level accessible from Eyre Place. Residents won't be eligible to on-street parking permits.</p> <p>Current policy encourages developments to be as accessible as possible. Therefore, direct access to the blocks from Fettes Row would be in keeping with current policy and best practice design. The pavement alterations are to provide a safe and accessible crossing for pedestrians of all levels of mobility. CEC will require an appropriate and safe crossing to allow access to the blocks. The design of the access and crossing on Fettes Row will ensure that this is safe for pedestrians and motorists.</p> <p>Impact on Fettes Row parking is a primary design consideration. Improvements to accessibility will result in a minor loss of parking but this will be minimised as much as practicable.</p> <p>Not all residents in block 6 will have parking spaces. Those that don't won't have access to an on-street parking permit.</p>

LANDSCAPE

Impact on Existing Trees	
Comments	Response
<p>Respondents raised concerns with the perceived impact of the development on the existing trees particularly with regards to the potential loss of existing trees.</p>	<p>As many trees as possible are to be retained along Fettes Row and Royal Crescent, as set out in the previously approved application. The Block 6 building line does not extend any further into the existing trees, so the impact is consistent with the previous proposal. This was carefully assessed using various surveys to minimise the impact on the existing trees.</p> <p>Tree surveys have been carried out to assess the health and quality of the existing trees. There are some trees identified that will require removal for safety reasons. Some will require trimming as approved in the previous planning application.</p> <p>In the latest proposals the number of walkways has been reduced from four to one. Where being installed, the entrance walkways will be positioned to minimise impact on the existing trees.</p>

Open Space & Landscaping	
Comments	Response
<p>Respondents suggested that more green space and public open space should be provided. Respondents also suggested that landscaping should be enhanced and be at the forefront of design development.</p>	<p>The proposals include several areas where open space are included, for the public, and for residents at New Town Quarter. These provide a largely soft landscape setting for the development. These contain soft landscape throughout with biodiversity, amenity and wellbeing benefits considered. Green roof spaces further enhance biodiversity and habitat creation.</p>

King George V Park	
Comments	Response
<p>Respondents raised concerns with a perceived impact on the park in terms of:</p> <ul style="list-style-type: none"> its quality, increased number of users, overshadowing; and concerns regarding the safety of users. <p>A number of respondents queries whether a fence is proposed between the park and the site. Principally, this was raised in relation to safety concerns for women, children, and dogs but also in relation to delineation of the development from the park to avoid a perceived negative impact.</p>	<p>The proposals look to create a new connection from Dundas Street into King George V Park, with an access point consistent with the previously approved planning application. Aside from this access point the boundaries between the development and the park will be defined by fences.</p> <p>As part of the previously approved consent a significant financial contribution for enhancements within the park have been agreed through a Section 75 agreement. This has been based on a proposed enhancements which have been discussed with City of Edinburgh Council Parks Department as part of the previously approved planning application.</p> <p>Potential overshadowing by buildings has been very carefully considered by our design and planning team and is detailed in the "Daylighting, Sunlighting and Overshadowing Chapter of the Environmental Impact Assessment" (EIA) report, as submitted with the previously approved planning application. Our assessment analysed all the issues in detail and demonstrated that not only are the proposals fully compliant with Council guidance, but will actually improve some existing levels of overshadowing within the park. The current proposals are consistent with the previous application in terms of heights adjacent to the park.</p>

GENERAL

Programme	
Comments	Response
<p>"Keeping to schedule/development programme. Residents of surrounding areas are fed up with delays, A detailed schedule on website that's constantly updated is a must."</p> <p>"There should be better and more considerate management of construction and more responsive and responsible communication with residents"</p>	<p>We appreciate the importance of keeping residents updated on development activity where applicable to construction works planned on the site. To this end we are currently updating the development programme, which can be shared on the website.</p>

Amenity	
Daylight, Sunlight & Overshadowing	
Comments	Response
<p>Respondents raised concerns with regards to daylight unlight and overshadowing of:</p> <ul style="list-style-type: none"> Loss of light to existing buildings Overshadowing of open space The trees causing overshadowing. 	<p>The trees along Fettes Row are being retained in accordance with approved documentation of the original planning consent.</p> <p>The documentation identifies some trees to be removed for safety, and the trimming of others to ensure their future health.</p> <p>The new residential block is proposed to be constructed on the same line as the consented office scheme, therefore maintaining original building boundary.</p> <p>The residential massing has a modulated façade that pulls away from the line of trees to create pocket courtyards. These pocket courtyards significantly benefit daylight into the properties whilst also ensuring a good measure of privacy.</p>

Air Quality	
Comments	Response
<ul style="list-style-type: none"> Concerns were raised regarding dust and emissions from demolition and construction. 	<p>A construction management plan will be conditioned with any permission and required by the developer to be prepared ahead of any construction works starting on site.</p>

Privacy & Overlooking	
Comments	Response
<ul style="list-style-type: none"> Respondents raised concerns with the perceived impact of overlooking of the proposed development on existing dwellings on Fettes Row. 	<p>Privacy distances has been taken into account when setting out the position and orientation of the proposed buildings within the site. Overlooking distances between Fettes Row and the existing dwellings is 24.5m which is considered as an appropriate distance for the site. Furthermore, there are existing mature trees between the proposed residential building and Fettes Row which combined will ensure the development will not give rise to overlooking concerns.</p>

PBSA SPECIFIC

Principle - Student Need & Demand	
Comments	Response
<p>Key themes emerging through the comments mentioning parking included:</p> <ul style="list-style-type: none"> Lack of need for student accommodation Too much student development already Downward trend of students and volatility of foreign student numbers Perceived change in character and impact on existing character Perceived transient nature of students not contributing to sense of community 	<p>The City of 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.</p> <p>The student population in Edinburgh has grown quickly over the last decade, with students from across the globe attracted to its high-quality institutions and the student experience offered by the city. 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.</p> <p>Supply and Pricing</p> <p>In terms of the supply of new rooms to meet growing levels of demand, the Edinburgh market has performed well, with the net increase in bed spaces since 2013/14 totalling 10,303 rooms. However, the market can be said to be "coming from behind", with a long-term legacy of undersupply, combined with wider issues, including land availability and land prices, leading to average rents that can be considered high in national terms.</p> <p>Average weekly rents in Edinburgh are 14% higher than the peer group average across major UK towns and cities, with private sector rental growth of 42% since 2013/14 far above the peer group average of 32%. Consequently, at £12,573 per annum, the average price of a direct-let private sector bed is 30% higher than the peer group average.</p> <p>Demand-Supply Dynamics</p> <p>In terms of demand-supply dynamics, the Edinburgh student to bed ratio – at 2.69:1 (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.</p> <p>At 42.16% since 2013/14, the percentage increase in the demand pool (i.e., the number of students with a requirement for a bed during their course of study) is far higher than the peer group average of 30.2% over the same period.</p>

PBSA	
Adaptability	
Comments	Response
<p>Some comments highlighted that there is a perception that PBSA buildings are not adaptable to changing needs arising as a result of market changes.</p>	<p>The scheme has been designed so that it can be adapted in the future to work as future residential apartment scheme. This would require removal of metal partitions internally, and reconfiguration of the mechanical/electrical layouts. We have provided future detail on these layouts on our presentation boards.</p>
Out of Term Time	
Comments	Response
<p>Respondents queried the use of the PBSA building outwith term time, citing concerns with holiday lets and the perceived disturbance associated with this use.</p>	<p>The current strategy is to offer 51-week contracts only. There will be no 'out of term time' requirement with this strategy.</p>

PBSA	
Amenity - Noise & Disturbance	
Comment	
<p>Respondents raised concerns with the potential for disturbance from future occupiers of the student accommodation through noise and antisocial behaviour.</p>	
Response	
<p>CODE OF BEHAVIOUR + CONDUCT</p> <p>Our tenancy agreement clearly outlines various forms of anti-social behaviour, including noise, drug-related incidents, compliance with parking regulations, refuse policies and specifies the actions taken in case of breaches.</p> <p>Students are held accountable through their compliance with the tenancy agreement they signed before moving in, which includes specific clauses defining acceptable behaviour.</p> <p>As part of our arrival process, we provide each student with a digital handbook that offers further guidance on expected behaviour in an easily understandable format.</p> <p>In the event of a breach, we follow a structured process:</p> <p>We assess the severity of the breach, and escalate in the event of repeated occurrences. Depending on the severity, we have three options:</p> <p>Directly address the behaviour with the student, explaining its impact and suggesting improvements.</p> <p>Issue a written notice warning that further breaches may lead to termination of the tenancy. This notice is also sent to the student's guarantor, if available.</p> <p>Initiate the legally required steps to terminate the tenancy.</p> <p>These steps are designed to ensure fair and appropriate treatment of students. In the first two cases, we may also inform the student's University pastoral team if their behaviour is affecting others.</p> <p>The Residence team requires that residents:</p> <ul style="list-style-type: none"> Comply with the terms of the occupational Licence/Tenancy Agreement. Respect the Residence Manager and other Residence staff and comply with any reasonable requests that they may make of you from time to time. Respect the right of adjoining residents to a quiet life and behave accordingly. Refrain from any activity that might cause nuisance or give rise to complaints by adjoining residents or the general public. <p>The Residence team will ensure:</p> <ul style="list-style-type: none"> A responsible member of staff will be available at the Accommodation outside normal working hours. Any complaints or comments about the Accommodation or its students should be made to the Residence Manager or responsible member of staff at the residence, by telephone on the numbers provided, or in writing by following the complaint handling procedure. Any complaints received will be dealt with in a timely and courteous manner, and that the person who made the complaint will be notified of the action taken, or response made to their complaint if they ask to be informed of the outcome. Staff contact details are displayed in the main foyer and throughout the building for contact at any time. 	

GENERAL

Principle of Use - Office to Residential	
Comment	
<p>Respondents stated that there is a greater need for mainstream residential housing over student accommodation.</p> <p>Respondents also raised the need for a variety of tenures of mainstream residential housing.</p> <p>Respondents generally supported the change of use away from office, acknowledging a perceived change in the office market following the COVID-19 pandemic.</p> <p>Respondents supported the change of use to residential.</p> <p>Some respondents supported the principle of mixed use development on the site. This was also evident through the other uses suggested by respondents as being appropriate for the site.</p>	
Response	
<p>The proposed development will deliver a significant number of mainstream residential homes alongside student accommodation to provide a variety of homes.</p> <p>The design team welcomes the comments in support of the proposed development which recognise the changing needs of the market and therefore different uses on the site to what was previously approved.</p>	

Infrastructure/Local Living	
Comment	
<p>A large number of respondents raised concern with the perceived impact on local services and facilities, particularly health services and education provision.</p> <p>Some responded provided suggestions for other required services, facilities, and shops to support local living.</p>	
Response	
<p>Respondents were asked what uses they would like to see on the site with the most frequent suggestions being more retail/commercial space, housing in various tenures, affordable housing including various tenures, more green spaces/extension to the park, and more facilities such as GP's and dentists.</p> <p>The site is well located in a busy urban area with a number of facilities and services available either immediately within the vicinity of the site or within a short walking distance. Furthermore, the site is well connected by public transport to the wider city centre. This aligns well with the NPF4 principle of local living making it particularly suitable for residential development.</p> <p>A financial contribution towards education provision was secured through the Section 75 legal agreement associated with the previous permission. The council have recently consulted on draft developer contribution guidance which seeks to secure contributions from new development towards healthcare and, subject to the outcome of the consultation, the applicants could pay a contribution towards healthcare which would be secured through a legal agreement.</p> <p>Commercial space is proposed across the site in key locations, with the exact location and amount to be agreed with the council.</p> <p>The proposals incorporate several areas where open space, both for the public and for residents, which provide a largely soft landscape setting for the development. New public realm connecting the New Town to King George V Park still forms part of the proposals. As part of the previously approved consent a significant financial contribution for enhancements within the park have been secured through a Section 75 agreement.</p>	

7 LANDSCAPE & PUBLIC REALM

OVERVIEW

The proposals for the external spaces at New Town Quarter creates secure and welcoming spaces that connects 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.

The key public route remains to link users from Dundas Street to King George V Park . The approach has been revised to become more simplified and concise, to create better pedestrian flow to connect through. Spaces are redefined to create clear delineation between private and public spaces, using soft boundary treatments and level changes.



CIRCULATION



PUBLIC REALM AND PRIVATE RESIDENTIAL SPACES



8 LANDSCAPE & PUBLIC REALM

DUNDAS STREET TO THE PARK

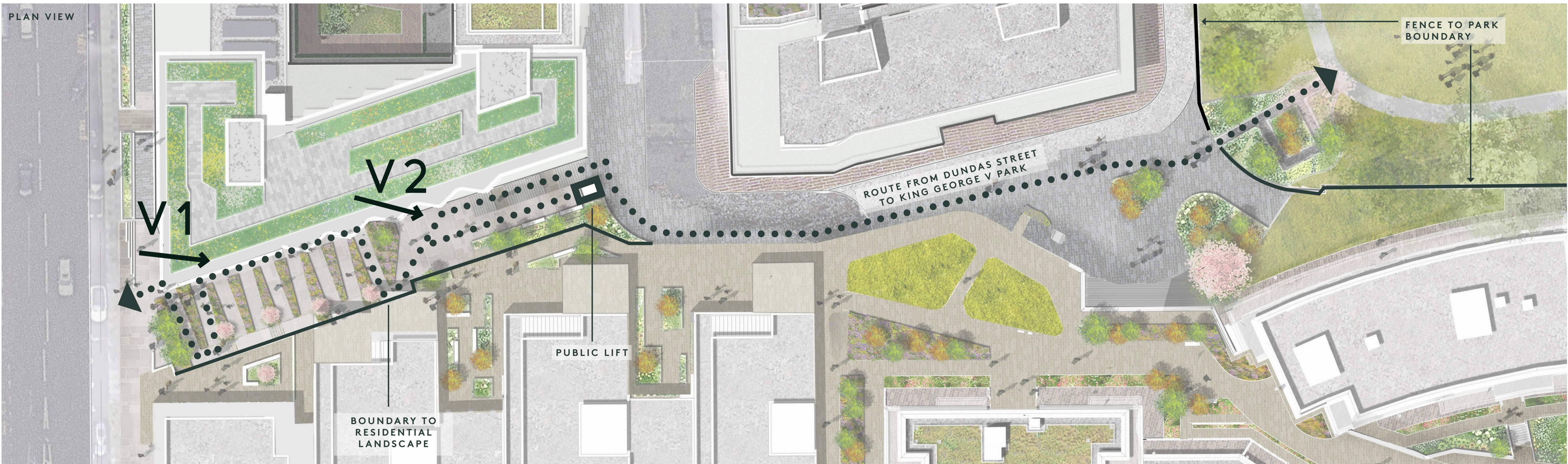
VIEW 1: FROM DUNDAS STREET LOOKING EAST ALONG THE CONNECTION TO KING GEORGE V PARK.



VIEW 2: FROM THE PUBLIC ROUTE LOOKING TOWARDS THE RESIDENTIAL GARDENS. STEPS AND LIFT ARE SHOWN TO EYRE TERRACE LEVEL.

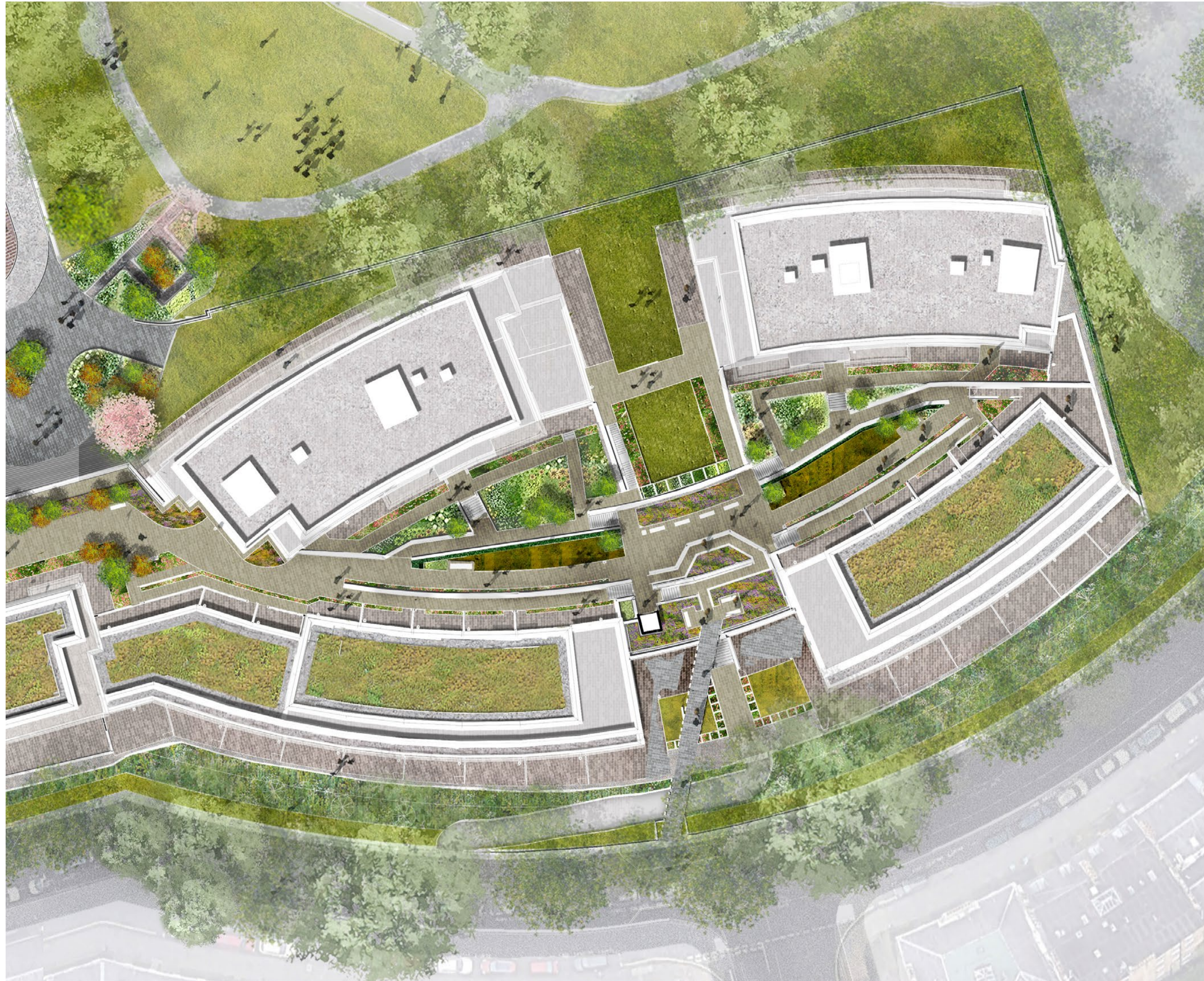


PLAN VIEW



9 LANDSCAPE & PUBLIC REALM

RESIDENTIAL GARDENS & COURTYARDS



10 LANDSCAPE & PUBLIC REALM

OPEN SPACE PROVISION

The development as whole, but specifically the residential components, is supported by a site wide approach to the provision of appropriate and extensive amenity space beyond that defined by 'private' green space.

The information on this board quantifies the amount of space allocated to shared and open spaces. As well as providing a required area, the landscape proposals will provide a quality landscape that looks to maximise planting and biodiversity.

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

Site total area: 23,700 Sqm

20% Target Area: 4,750 Sqm

**SHARED USABLE OPEN SPACE:
APPROX. 4,350 SQM**

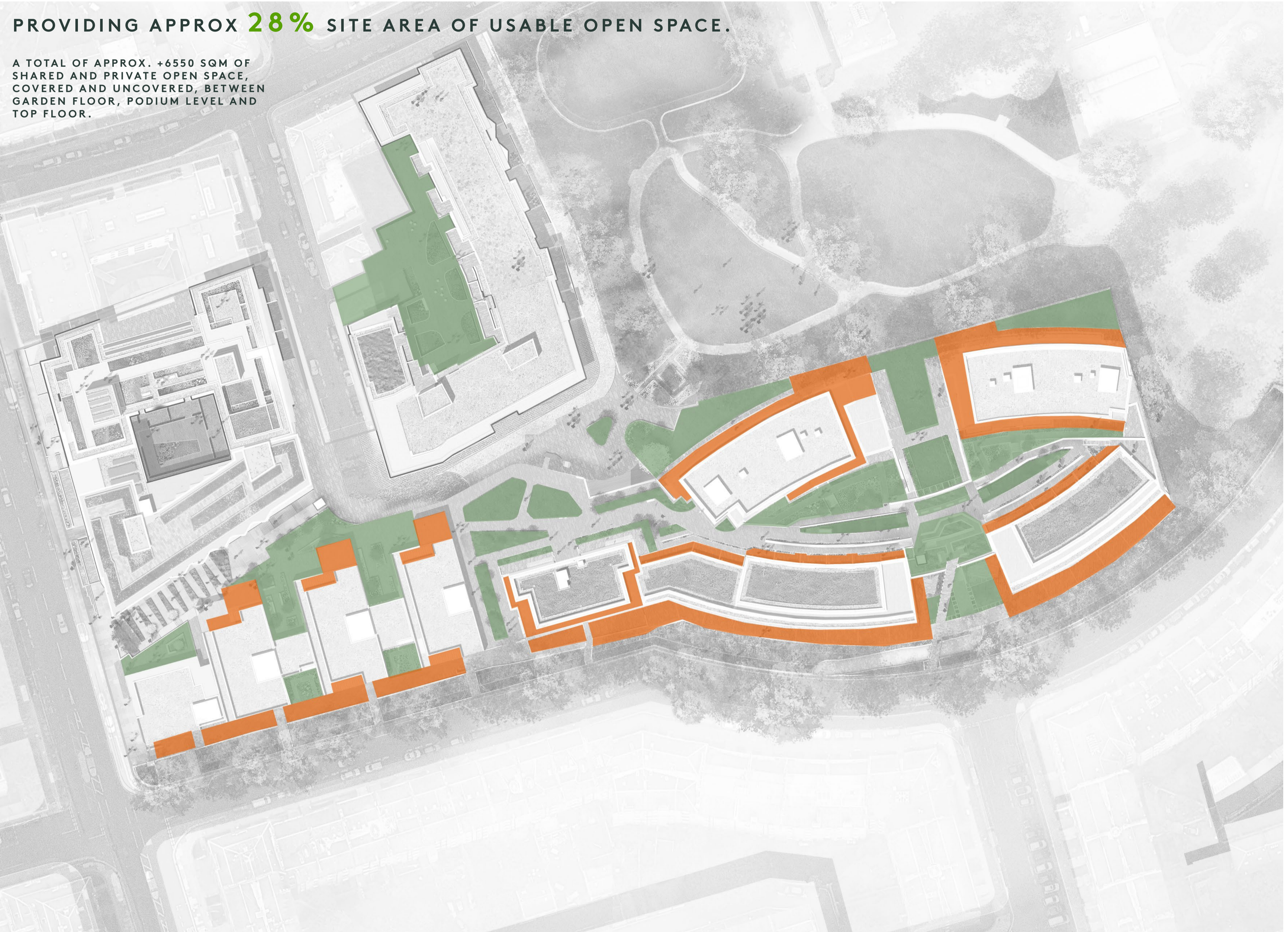
**PRIVATE TERRACES:
APPROX. 2,200 SQM**

**TOTAL PROPOSED:
APPROX. 6,550 SQM (28%)**

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

 GREEN INDICATES LANDSCAPED SHARED OPEN SPACES

 ORANGE INDICATES LANDSCAPED PRIVATE TERRACES



11 OVERVIEW OF PROPOSALS

REVISED APPROACH

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. The final proposed layout for the scheme is shown with the adjacent plan.

The main changes are;

BLOCK 6

Office to Residential

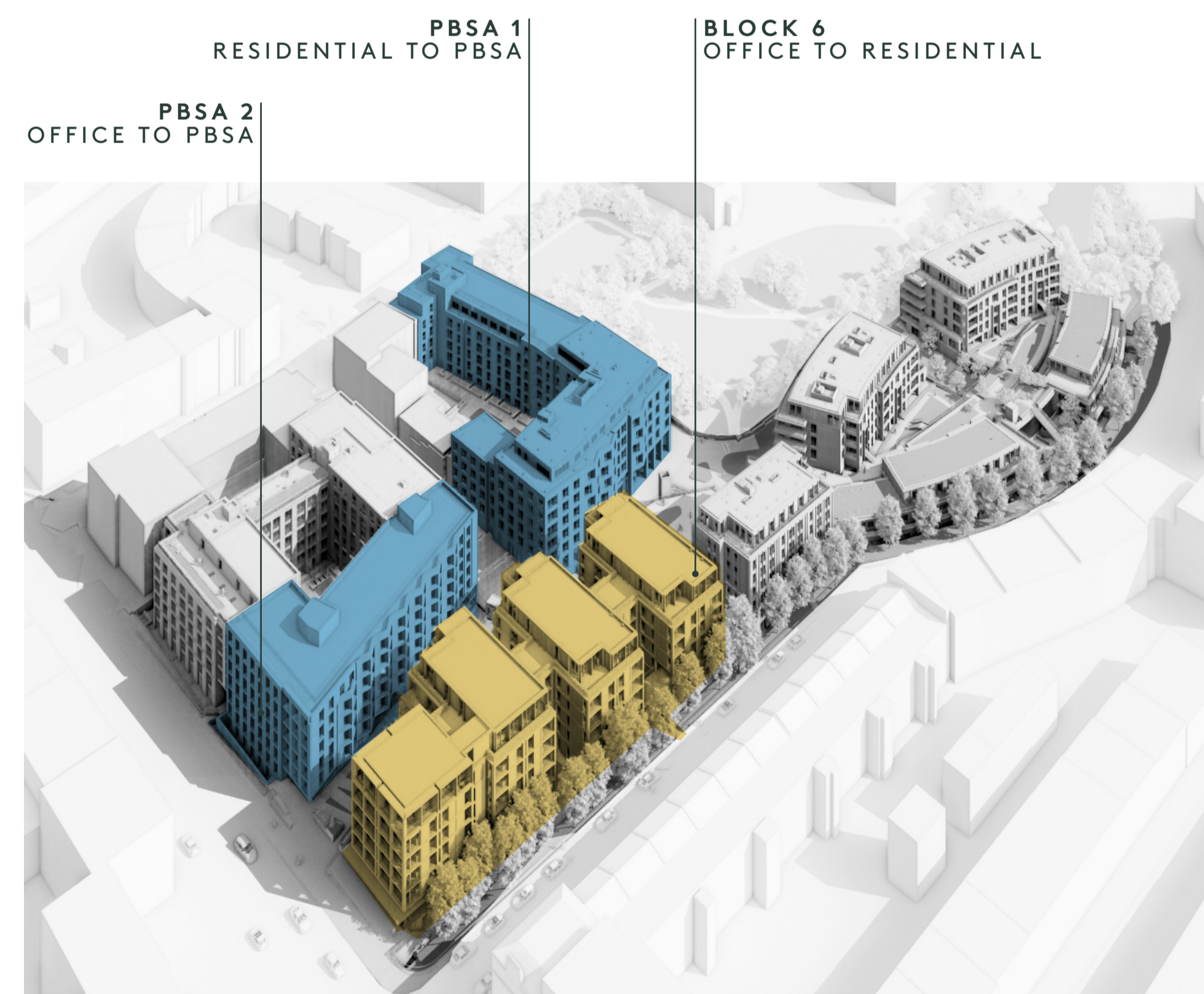
The office building on Fettes Row which was approved as part of the original planning application will no longer be delivered and instead more private residential dwellings - a total of 100 units - are proposed in this location.

PBSA 1 & 2

BTR to PBSA (Purpose Built Student Accommodation)

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 providing 559 Student Rooms (PBSA1 - 388 Rooms and PBSA 2 - 171 Rooms) to be delivered by Fusion Group.

SUMMARY OF KEY CHANGES



PROPOSED SCHEME - MASTERPLAN LAYOUT



12 OVERVIEW OF PROPOSALS

MASTERPLAN AERIALS

The overall quality of the consent masterplan scheme is clearly retained.

The development is structured around high-quality public realm and designed to complement Edinburgh's New Town and the World Heritage designation.

From the original consents it is now proposed to amend the BTR to purposes built student accommodation and the office to private residential for sale.

The emerging designs for these different uses complement the masterplan without affecting any of the key design principles of the consented scheme;

- Good connectivity and street activation.
- Enhanced public realm and quality amenity spaces.
- Positive uses that enhance the area.
- A modern design approach and materiality which complements the New Town.
- An appropriate mass and scale in accordance with the previously consented development.



13 BLOCK 6

A NEW APPROACH

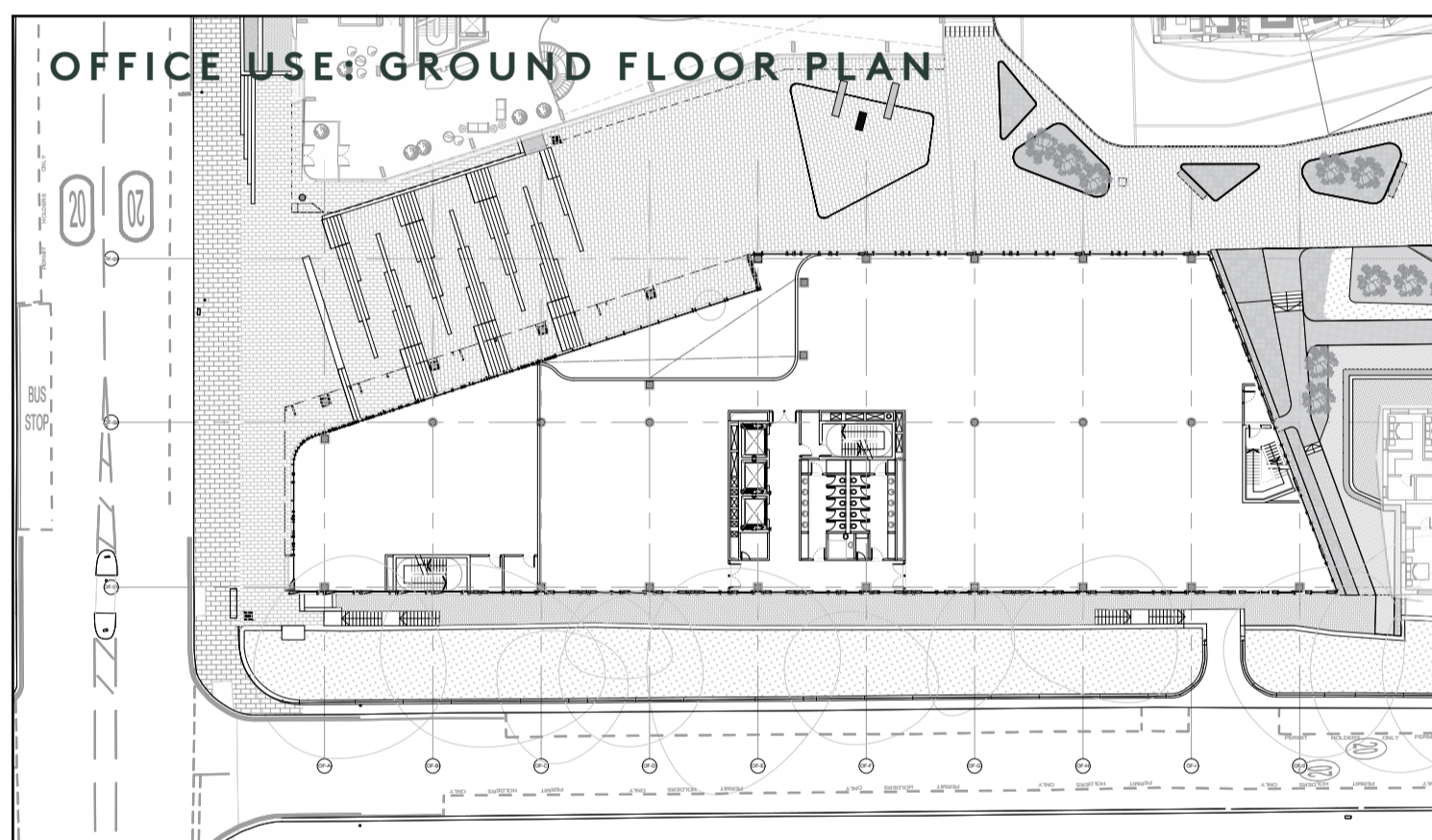
FROM OFFICE TO RESIDENTIAL

The change to residential allows for modification to the block plan, where pocket courtyards and amenity spaces can be created that improve the daylighting, privacy and elevational treatment to the building.

The facade design takes cues from the architectural rhythms of the Georgian New Town, with vertical and horizontal pattern being imitated.

Quality apartments are provided in a range of sizes, creating an attractive mix of residential accommodation and tenants.

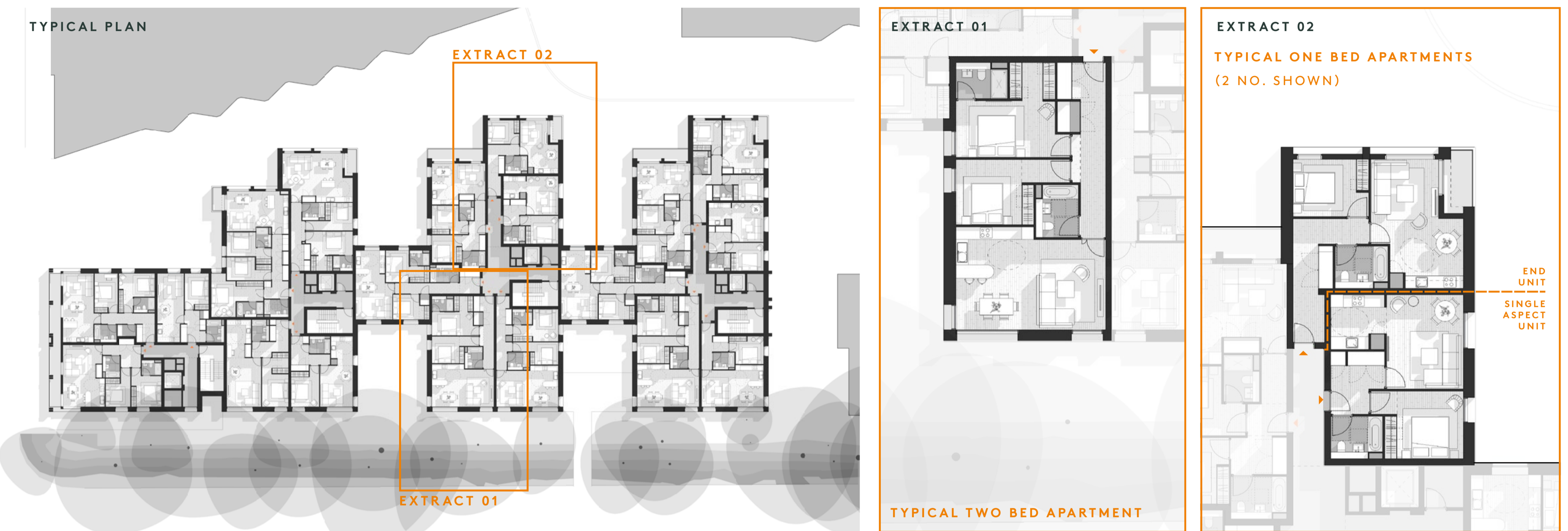
PLANNING CONSENTED DEVELOPMENT



PROPOSED SCHEME

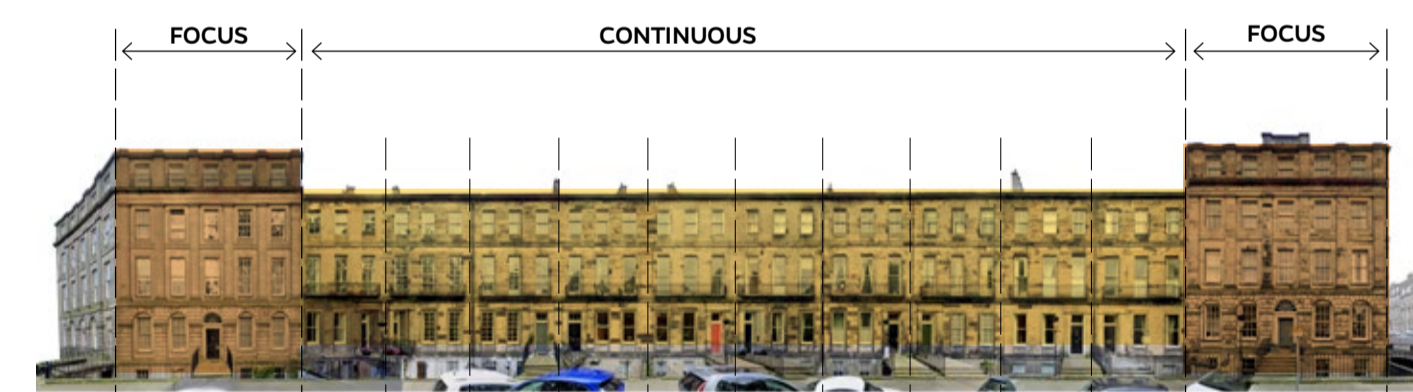


QUALITY OF RESIDENTIAL LAYOUT

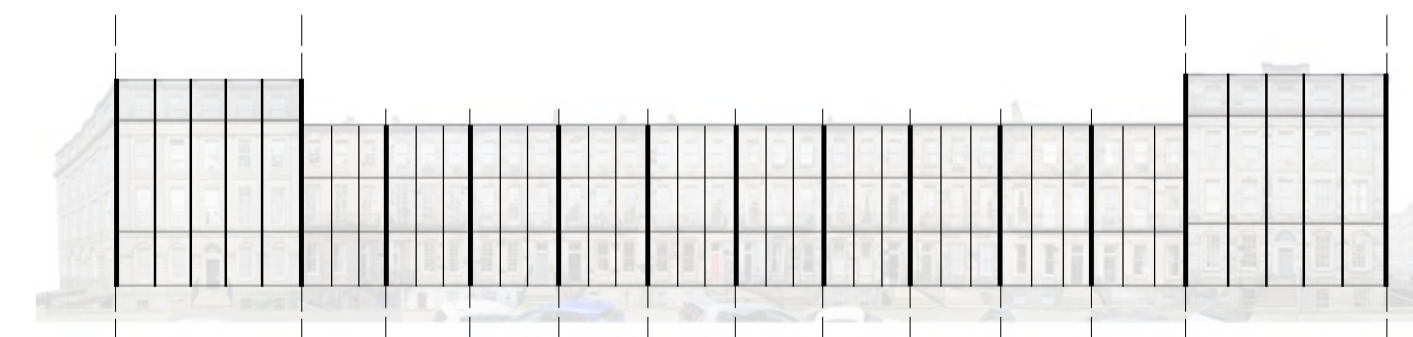


RESPONDING TO THE NEW TOWN

VISUAL FOCUS



VERTICAL RHYTHM



HORIZONTAL RHYTHM



RESPONSE TO FETTES ROW

THE PROPOSAL TAKES CUES FROM FETTES ROW THAT INFLUENCES THE FACADE'S FOCAL POINTS AND VERTICAL / HORIZONTAL RHYTHMS.



14 BLOCK 6

FETTES ROW DESIGN APPROACH

The proposed massing and heights are to align with the consented scheme. Heights are shown as increasing - but only slightly. This is as a result of the change of use from Office to Residential, where the minimum floor to ceiling heights are increased for residential use.

As per the consented scheme, the design retains the mature trees to Fettes Row, and they remain the dominant feature to this elevation.



CORNER OF DUNDAS STREET AND FETTES ROW

MINIMAL IMPACT TO FETTES ROW.



PENTHOUSE PLAN



FOLLOWING FEEDBACK FROM THE FIRST CONSULTATION, THE VISUALISATIONS (AS SHOWN TO THE RIGHT) HAVE BEEN UPDATED TO BETTER REFLECT THE STREETScape OF FETTES ROW.

TREES REMAIN THE DOMINANT FEATURE.

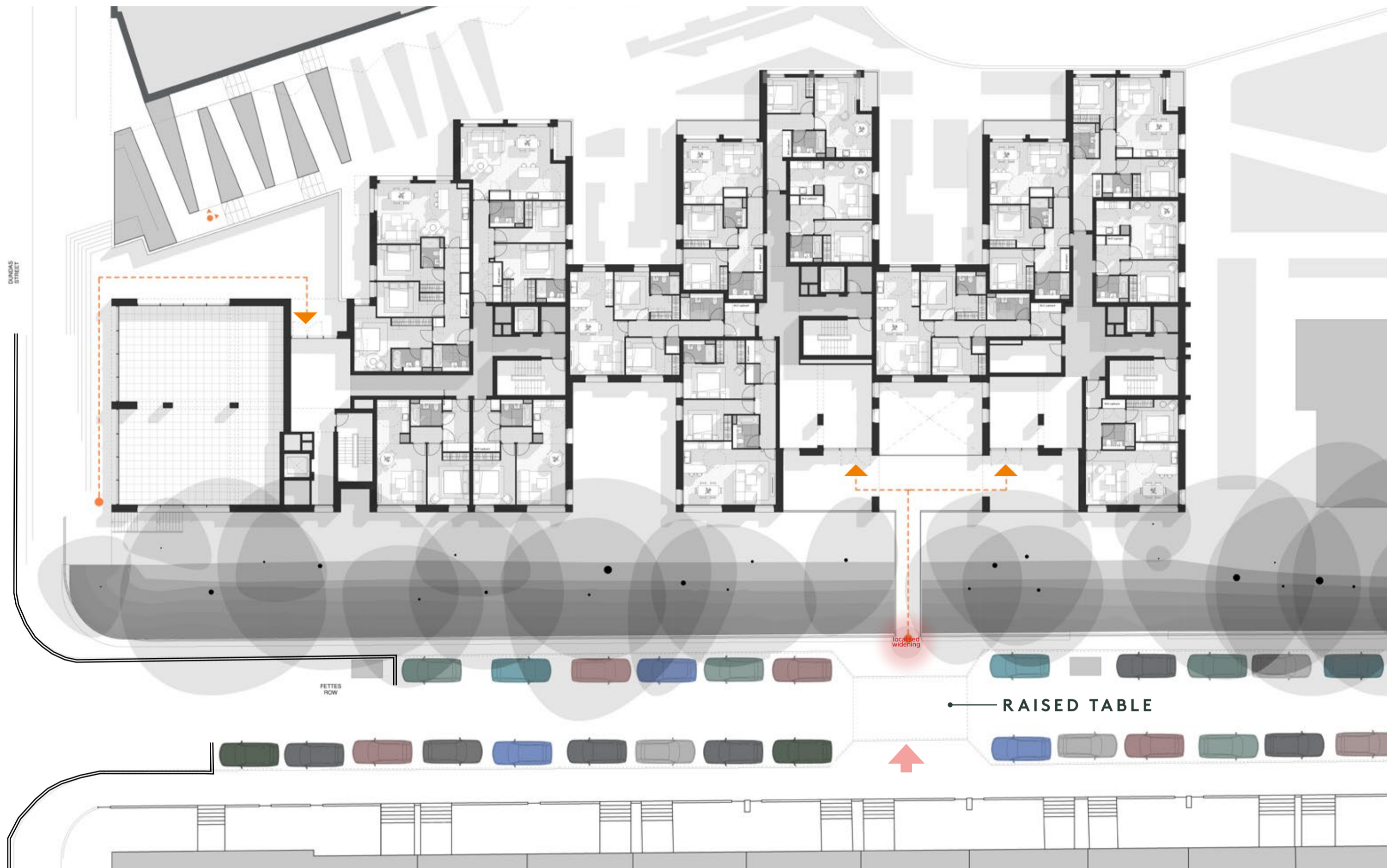


15 BLOCK 6

FETTES ROW

ENTRANCES - LOCALISED WIDENING

PROPOSED GROUND FLOOR PLAN



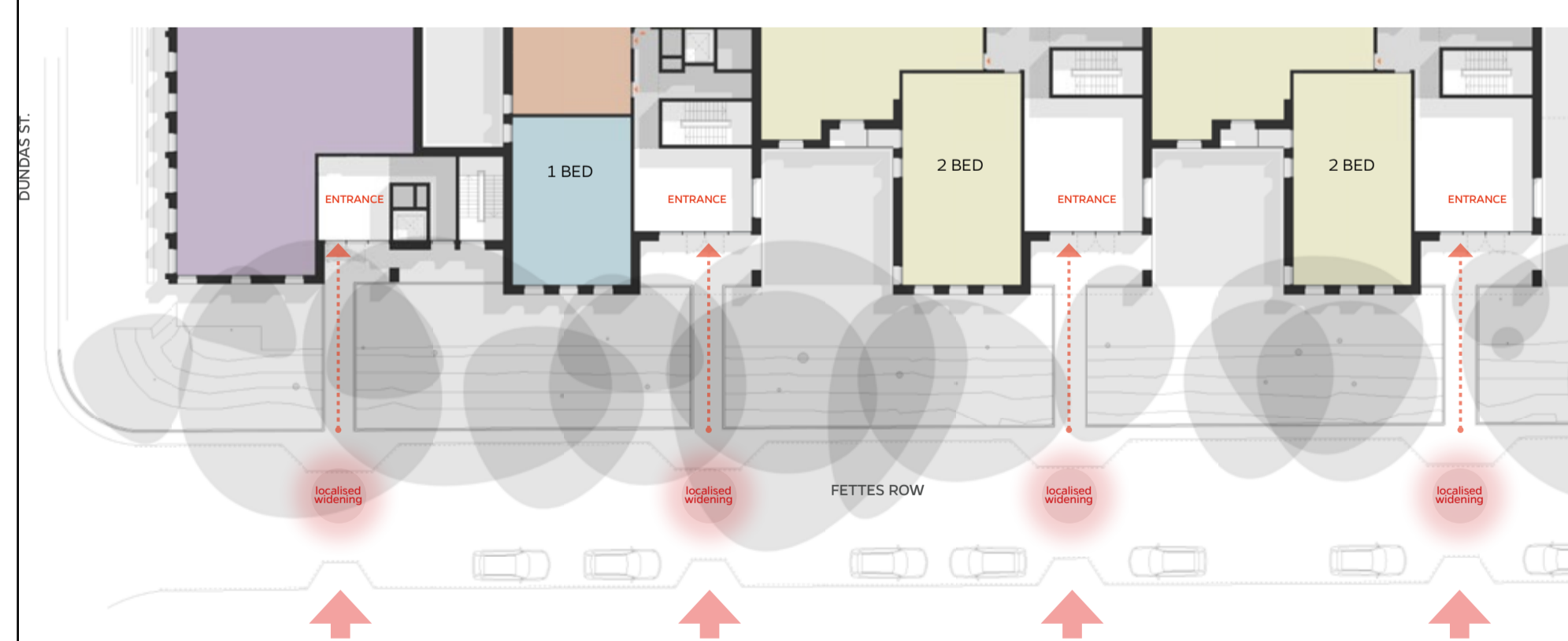
The design has been developed to provide only one link bridge residential access from Fettes Row (reduced from the previous four). This could be viewed as a direct replacement for the original entrance to the former RBS office.

The majority of the new residential entrances will be from the new street within the masterplan development.

To enable safe access and to comply with highway legislation, a safe pavement zone will be created to allow for inclusive access and all round safety.

The trees along Fettes Row are retained in accordance with approved documentation of the original consent.

PREVIOUS PROPOSAL



THE PREVIOUS PROPOSAL FOR THE NEW BLOCK 6 RESIDENTIAL SCHEME SUGGESTED 4 X BRIDGES FROM FETTES ROW INTO THE DEVELOPMENT, ALL WITH LOCALISED WIDENING.



16 BLOCK 6

DUNDAS STREET

A GATEWAY INTO THE MASTERPLAN

The termination of the residential building to Dundas Street complements the Fettes Row/Dundas Street corners in height and façade hierarchy. Georgian proportions are retained through form, rhythm, material quality and elegance, but reinterpreted with a modern approach.

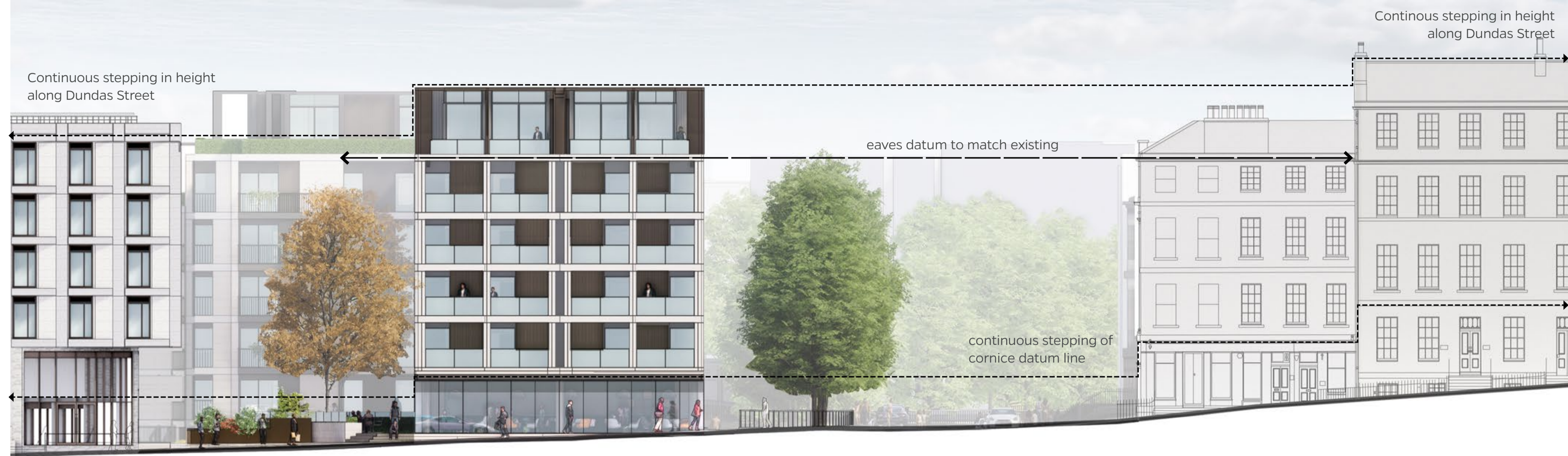
A landscaped courtyard space is created at this gateway node which supports the retail unit and provides access to the residential accommodation.

CONSULTATION 1 - PROPOSAL

FEEDBACK FROM THE FIRST CONSULTATION COMMENTED ON ACCESS TO THE RETAIL UNIT FACING DUNDAS STREET, HIGHLIGHTING THE MIX OF LEVELS, BARRIERS CREATED BY RAILINGS AND MULTIPLE STEPPED AREAS TO THE ENTRANCE



RELATIONSHIP: FETTES ROW



RELATIONSHIP: DUNDAS STREET



REVISED PROPOSAL

THE REVISED PROPOSAL ENHANCES THE ACCESS TO BOTH THE RETAIL SPACE AT GROUND FLOOR LEVEL AND THE NEW STREET IN GENERAL. THE REDUCTION OF BARRIERS AND STEPPED AREAS PROVIDES LEVEL, OPEN ACCESS AND AN ENHANCED, ACTIVE FRONTAGE TO DUNDAS STREET.



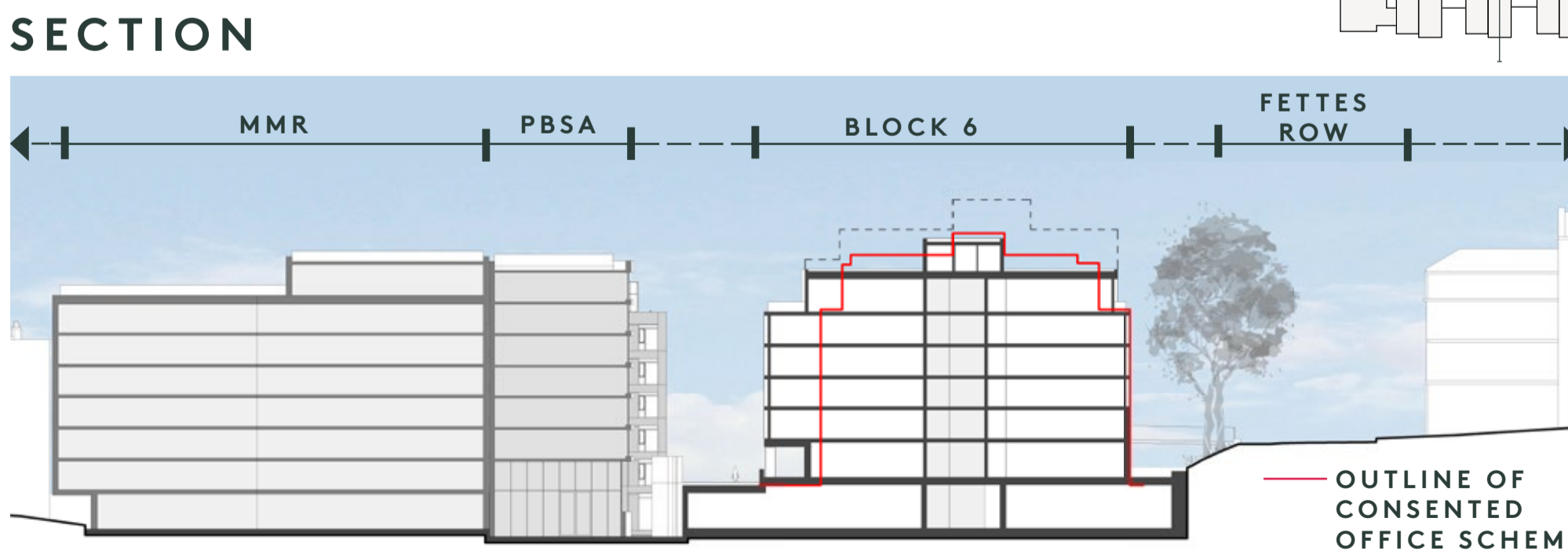
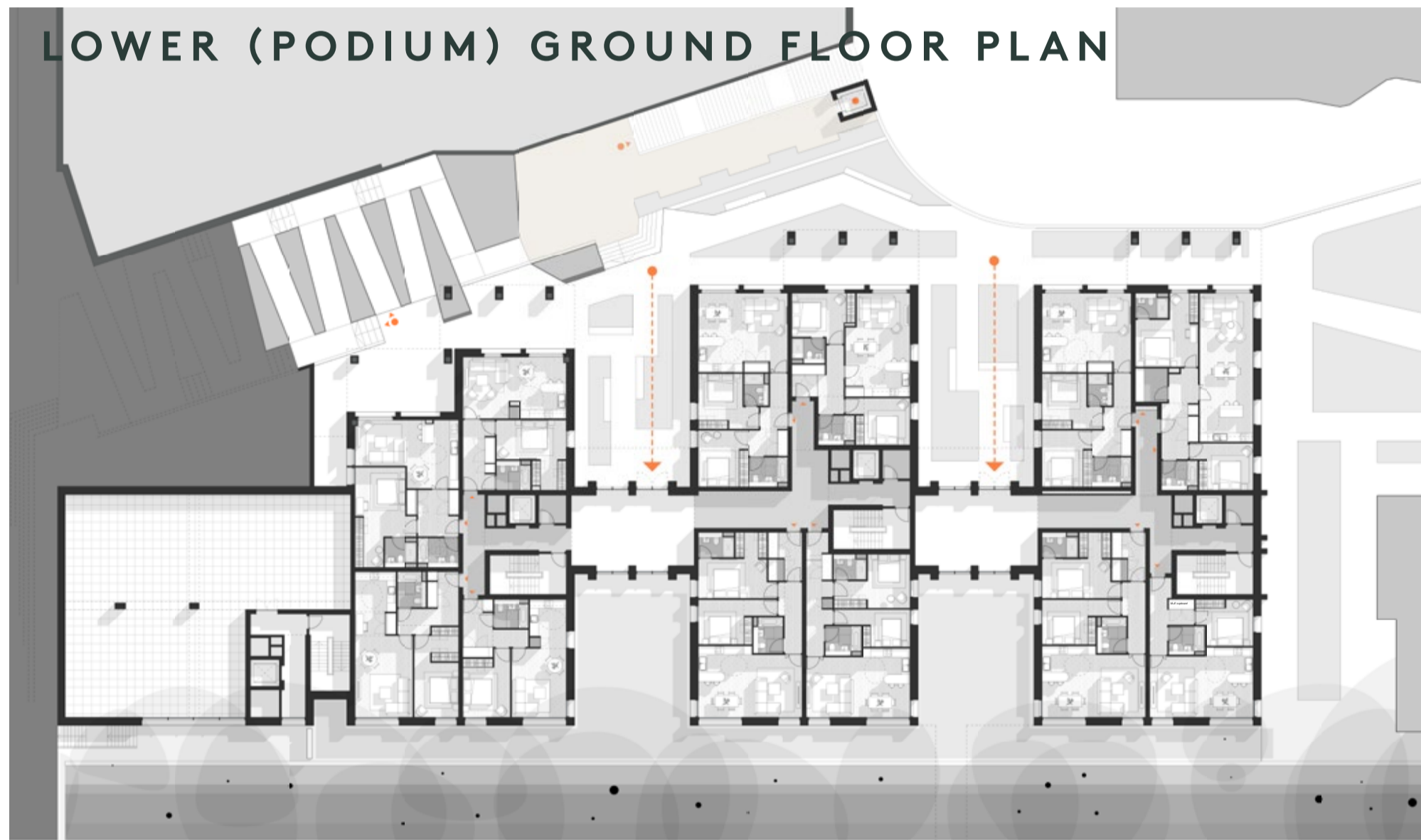
ELEVATION: DUNDAS STREET



17 BLOCK 6

THE NEW STREET

COURTYARD (NORTH) ELEVATION



BLOCK 6 ACCOMMODATION:

100 APARTMENT UNITS;

3 BED 9 (9%)

2 BED 51 (51%)

1 BED 40 (40%)

BASEMENT

46 CAR PARKING SPACES

OVER 100% BICYCLE PARKING ALLOCATION WITH 238 SPACES

COMMERCIAL UNIT

439 SQM (GROUND & LOWER GROUND)

The new street provides much needed connectivity between Dundas Street to King George V Park, whilst also dealing with significant changes in level.

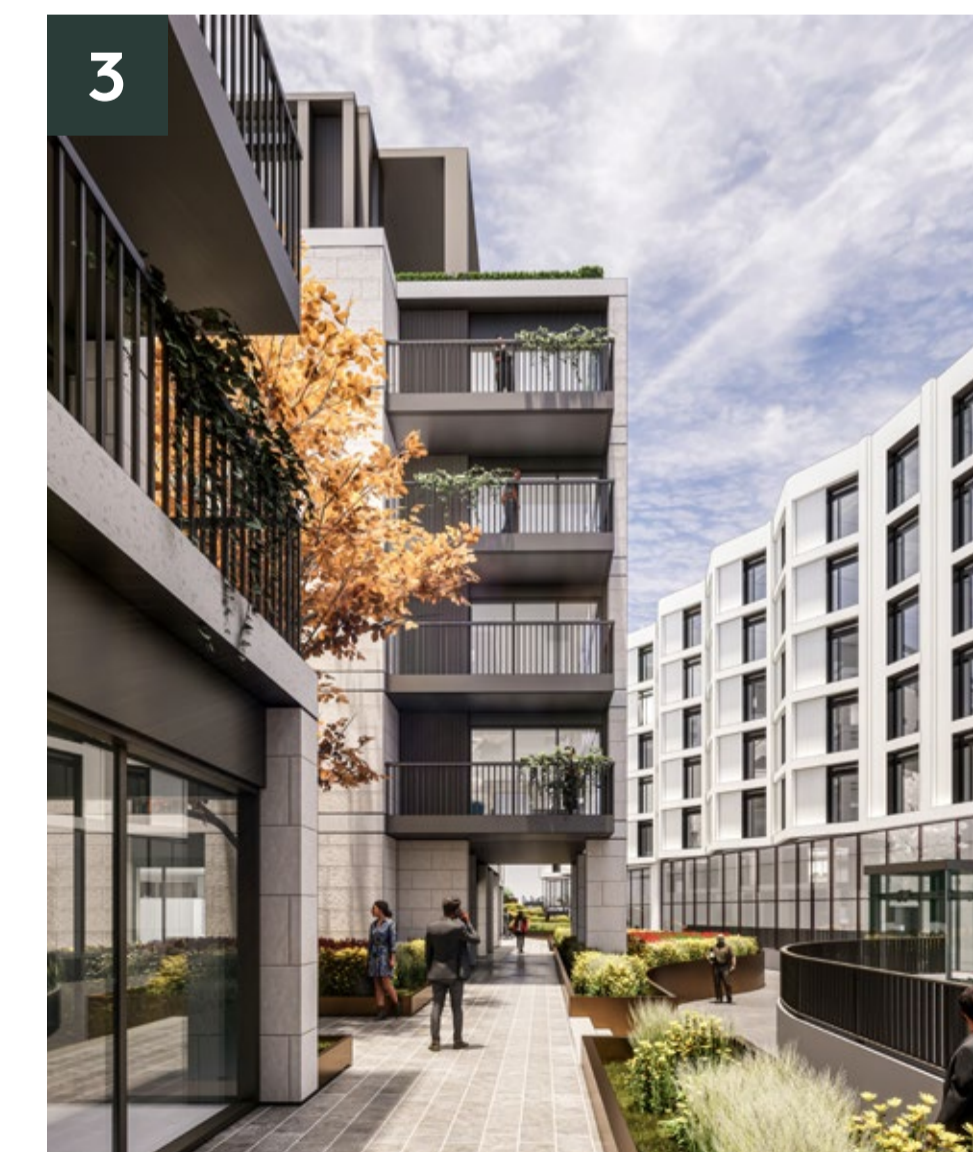
The street's character creates positive recreational and amenity space through high quality hard and soft landscaping and the introduction of mature planting.

The location of amenity spaces and entrances to the residential and PBSA Blocks provide activity and therefore active security.

The modulated facade of the residential blocks create setback pocket courtyards which increase privacy and daylighting to the street.

All in all, the new street will be a safe, welcoming and accessible environment for both residents and general public.

COURTYARD VIEWS TO BLOCK 6



18 STUDENT DEMAND IN EDINBURGH

EXISTING CONTEXT

- Edinburgh is **one of the UK's largest** and **most prestigious** Higher Education markets and is home to four significant universities.
- Edinburgh was 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 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 beds**.

Helping to meet the demand of Edinburgh's 4 Universities:

- **University of Edinburgh**
- **Heriot-Watt University**
- **Queen Margaret University**
- **Edinburgh Napier University**

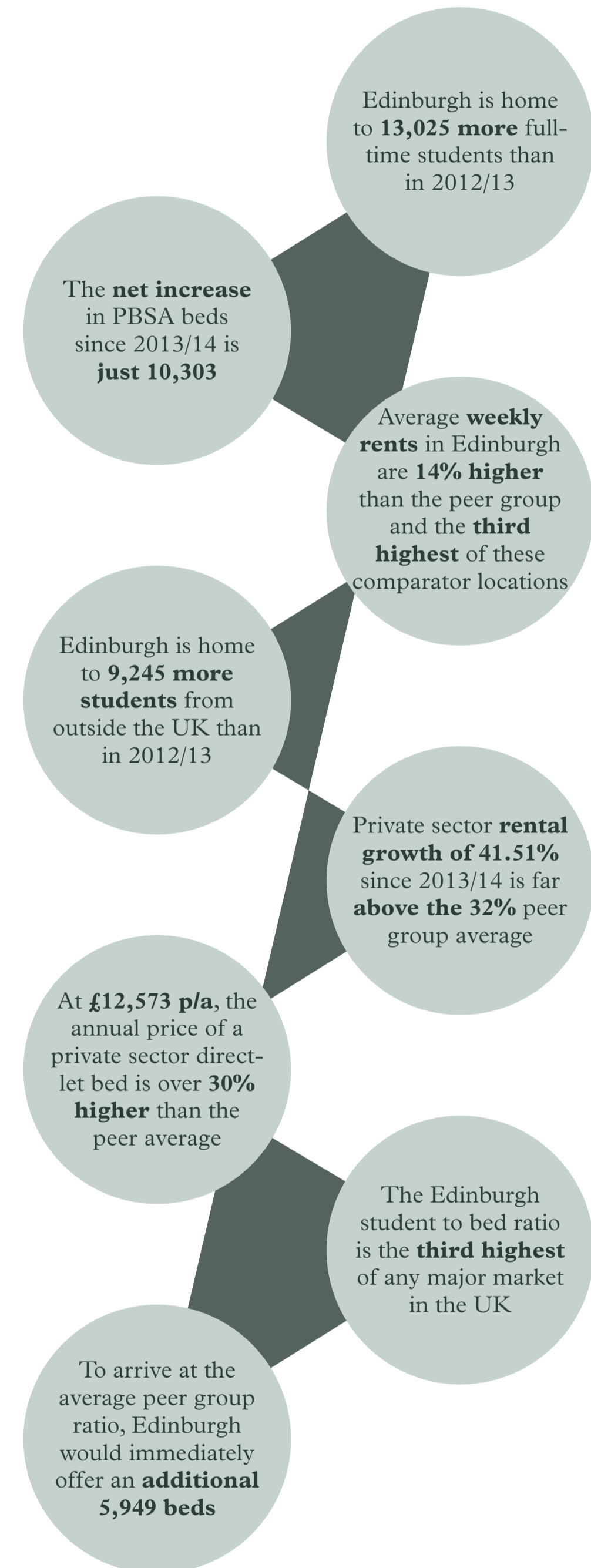
- **6,000 bed shortfall** to meet the national average student to bed ratio.
- **13,000 increase** in student population over the **past 10 years**.
- **Just 10,000** of those additional beds required have been **provided since 2012/13**

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**.

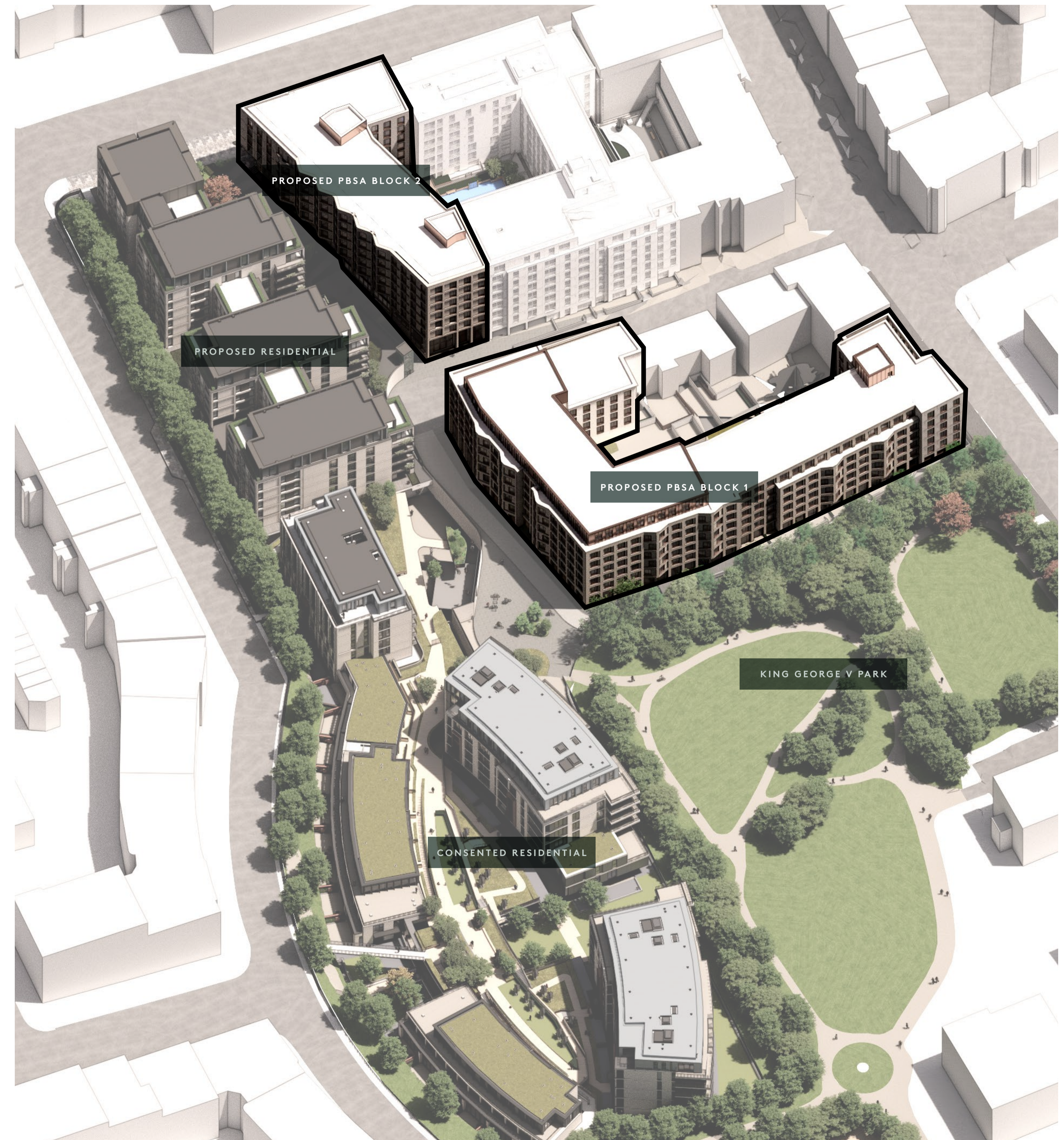
Source: Cushman & Wakefield

KEY FINDINGS



Source: Cushman & Wakefield
Edinburgh Market Stats

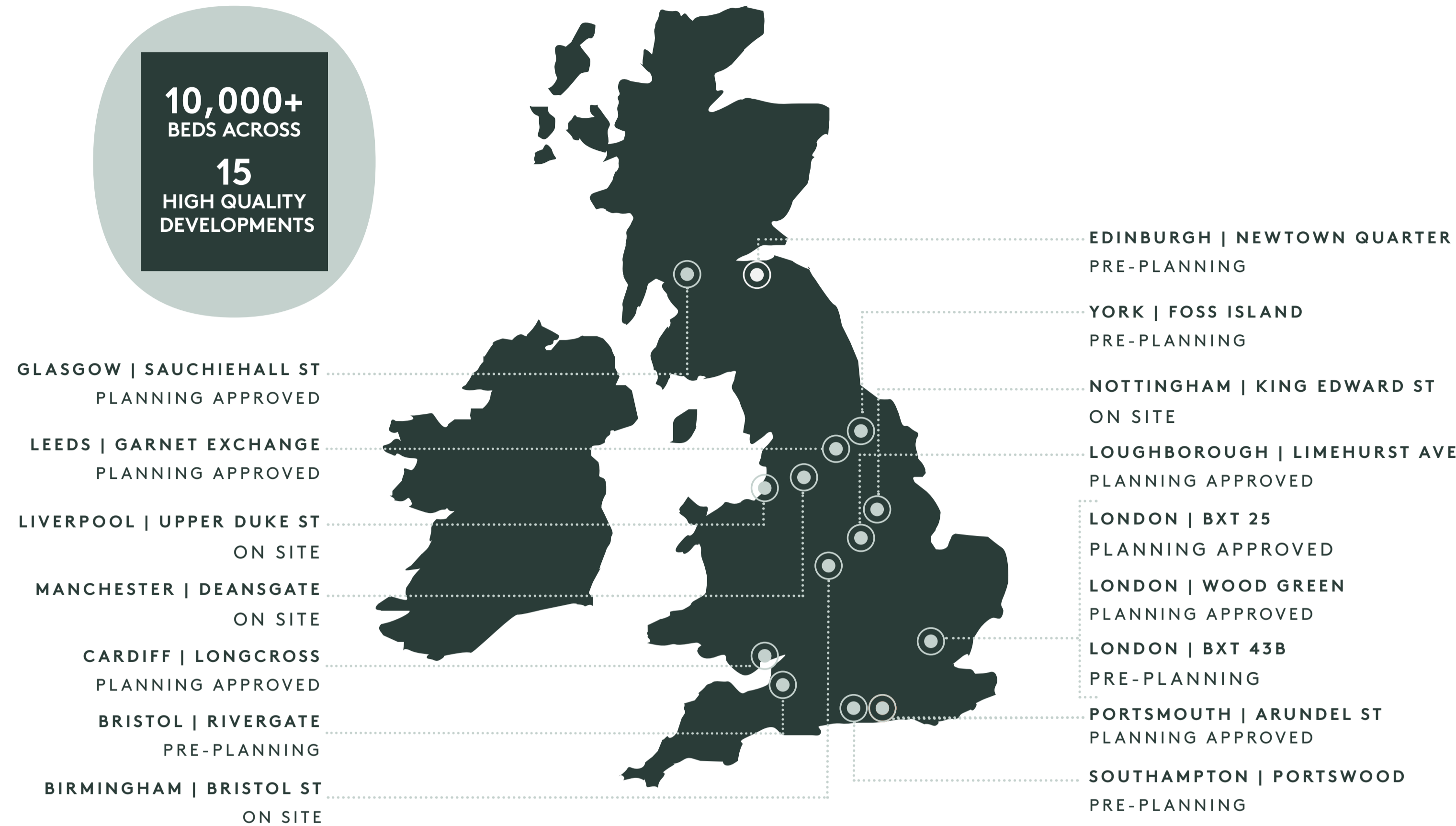
PROPOSED STUDENT BLOCKS



19 FUSION

TRACK RECORD

10,000+
BEDS ACROSS
15
HIGH QUALITY
DEVELOPMENTS



FUSION 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.

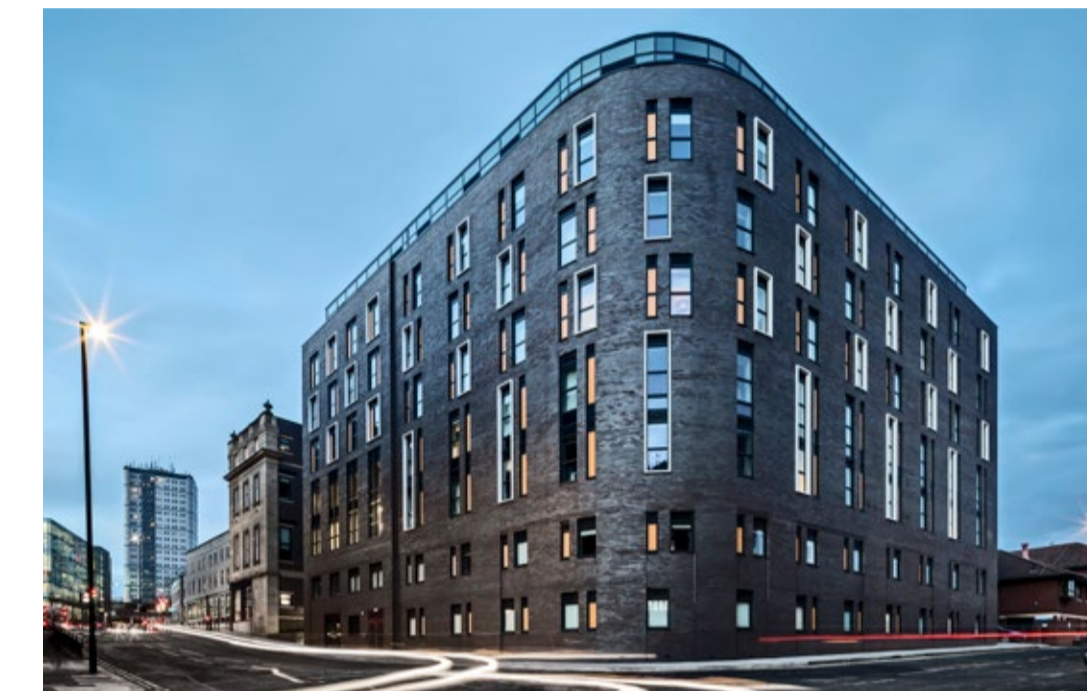
Fusion is a family-owned business that aims to redefine the sector in a positive way.



NEWCASTLE | PLUMMER HOUSE
In Operation
251 Beds | Opened 2013



HATFIELD | LUNA
In Operation
373 Beds | Opened 2019



DESIGN PRINCIPLES



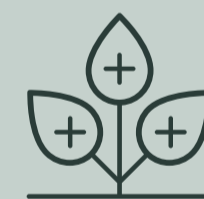
Purpose-built homes for students freeing up local housing stock



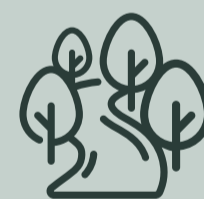
Addressing the growing need for new homes without relying on greenfield land



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



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



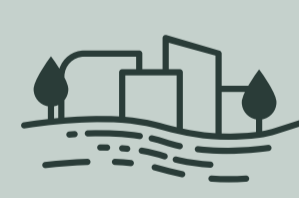
Enhancements to the King George V Park setting



Renewable energy technology



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



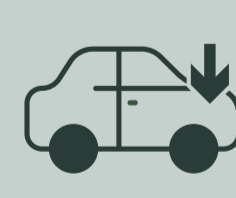
Place-based approach with exemplar design



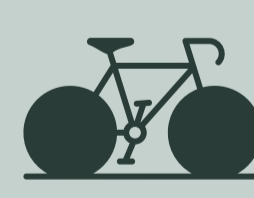
BREEAM* Outstanding aspiration
* Sustainable building certification



Direct and indirect economic benefits through the build and operation



Low car development



Sustainable travel options



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

20 FUSION

FUSION PHILOSOPHY



THOUGHTFUL BY DESIGN

- Considerate approach to design that includes multiple opportunities for review, input and feedback utilising expert consultants, the local community, relevant institutions and, most importantly students.
- Engagement with local University and Higher Education institutions to understand local requirement, their wellbeing strategy and accommodation requirement.
- Prioritising wellbeing in all areas.
- Stress-test ambitious aspects of the design prior to development.
- Future-proof design by understanding the evolving student audience needs.
- Capturing student feedback at multiple stages of the delivery and operations of the scheme.

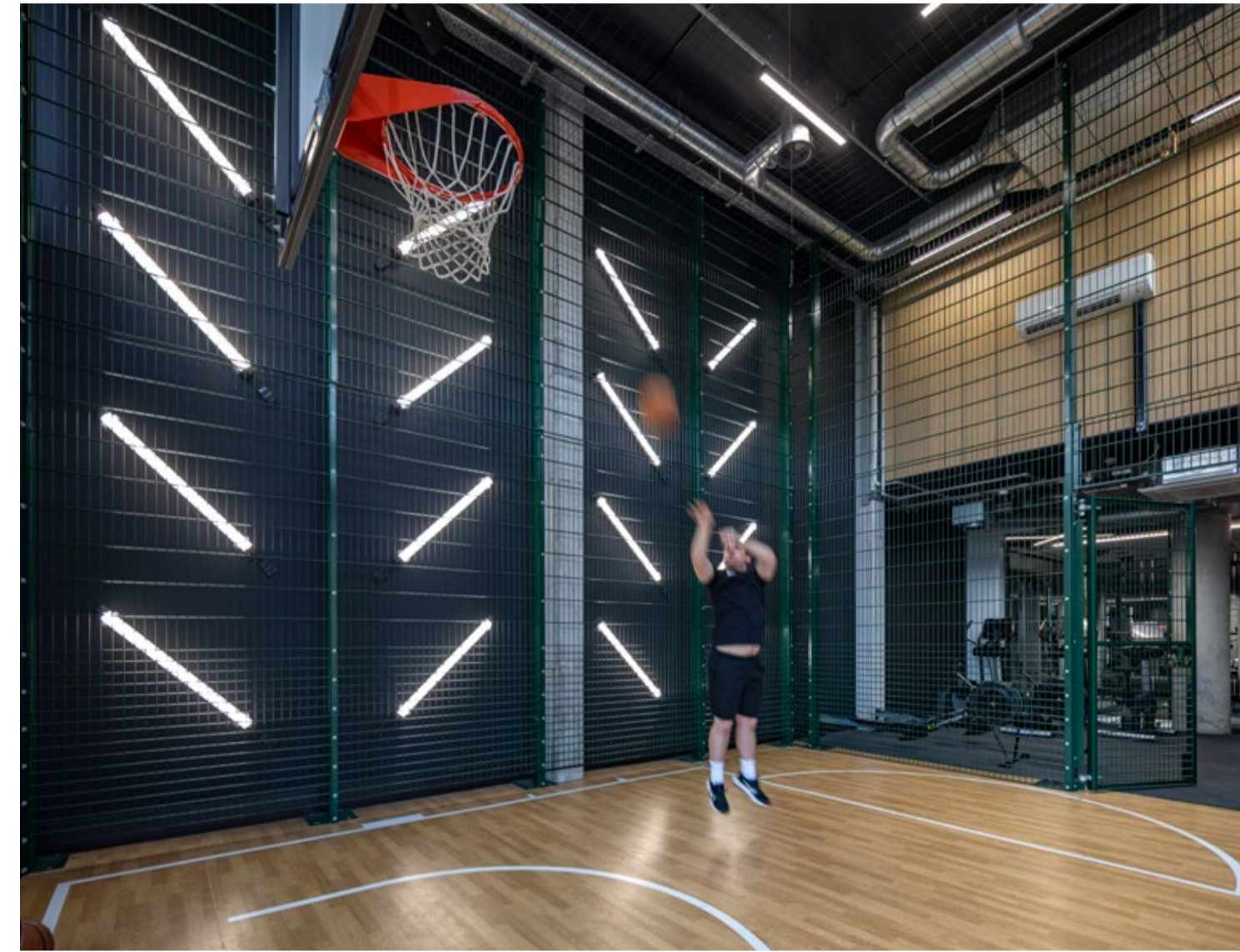
HAPPY BY DESIGN

- Positive interactions with local partners to create a community that is sustainable for the future.
- Creating a safe space that students can feel comfortable to grow.
- Ensuring brand touch points that improve mental and physical wellbeing are integrated in the design.
- Understanding student journey throughout the building to design in welfare-check opportunities for positive student engagement on a daily basis.
- Focusing on the smaller details, as well as the overall floor plan, within every room to ensure a comfortable and hassle free experience from the moment our students move in.

SUSTAINABLE BY DESIGN

- As a business, we seek to act in a way that has a positive impact on the environment, communities we belong to, and our employees.
- BREEAM 'Excellent' ratings targeted as best practice, along with 'A' rated Energy Performance Certificates (EPC).
- All Fusion schemes are designed to minimise overall energy use and carbon emissions.
- Integration of green technologies implemented at construction.
- A responsible and efficient building blueprint developed for the operations of every scheme.

HIGH QUALITY STUDENT COMMUNITIES



24 HOUR RESIDENCE MANAGEMENT

Contact information for our management team will be made available across the property as well as to local neighbours as a means of fostering positive community relationships.



EXTERNAL SPACE MANAGEMENT

Our external spaces are crucial to the wellbeing of our residents and the contribution they make to the local community. The Residence team are committed to keeping all external areas pristine; free of litter, weeds and debris.



CODE OF BEHAVIOUR AND CONDUCT

We are proud that our students are positive additions to the local community. This is encouraged through our strict license agreement signed by all students before move in day.



MOVE IN / OUT

Our management team operate a strict booking system to maintain a safe, relaxed and orderly transition for residents and our neighbours. Typically we phase this over a 6 week period with 15 minute bookable slots.



NO STUDENT PARKING

We operate a 'car free' development, with parking spaces available for disabled residents/visitors only. Residents contracts stipulate parking is prohibited within a 2 mile radius of the development.



STUDENT WELLBEING

We work closely with University Student Services to provide a robust wellbeing network and support tools for our residents. Our staff are trained in Mental Health Awareness and equipped to help recognise signs of struggle.

21 PBSA BLOCK 01

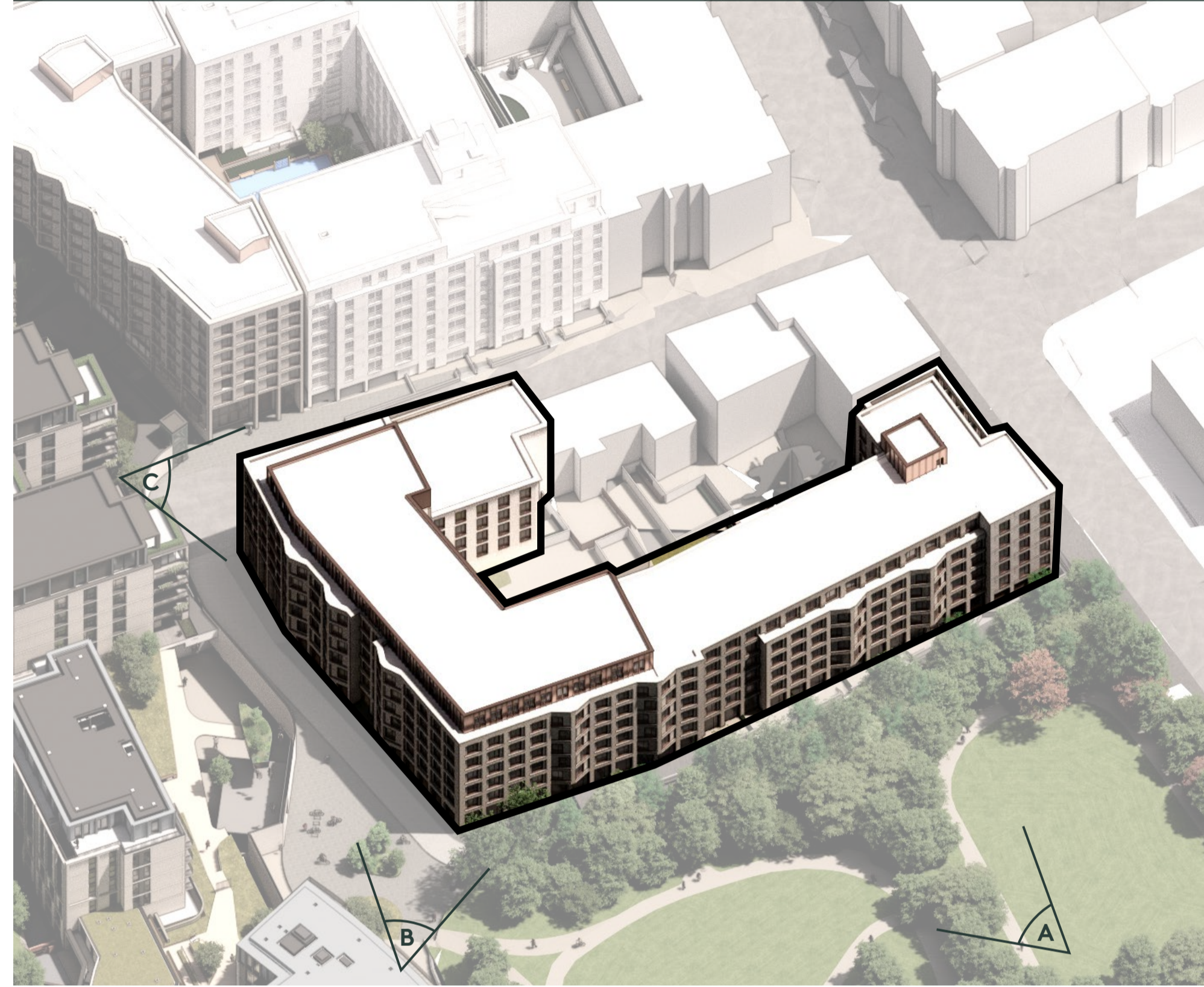
KEY APPLICATION PRINCIPLES

- 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.

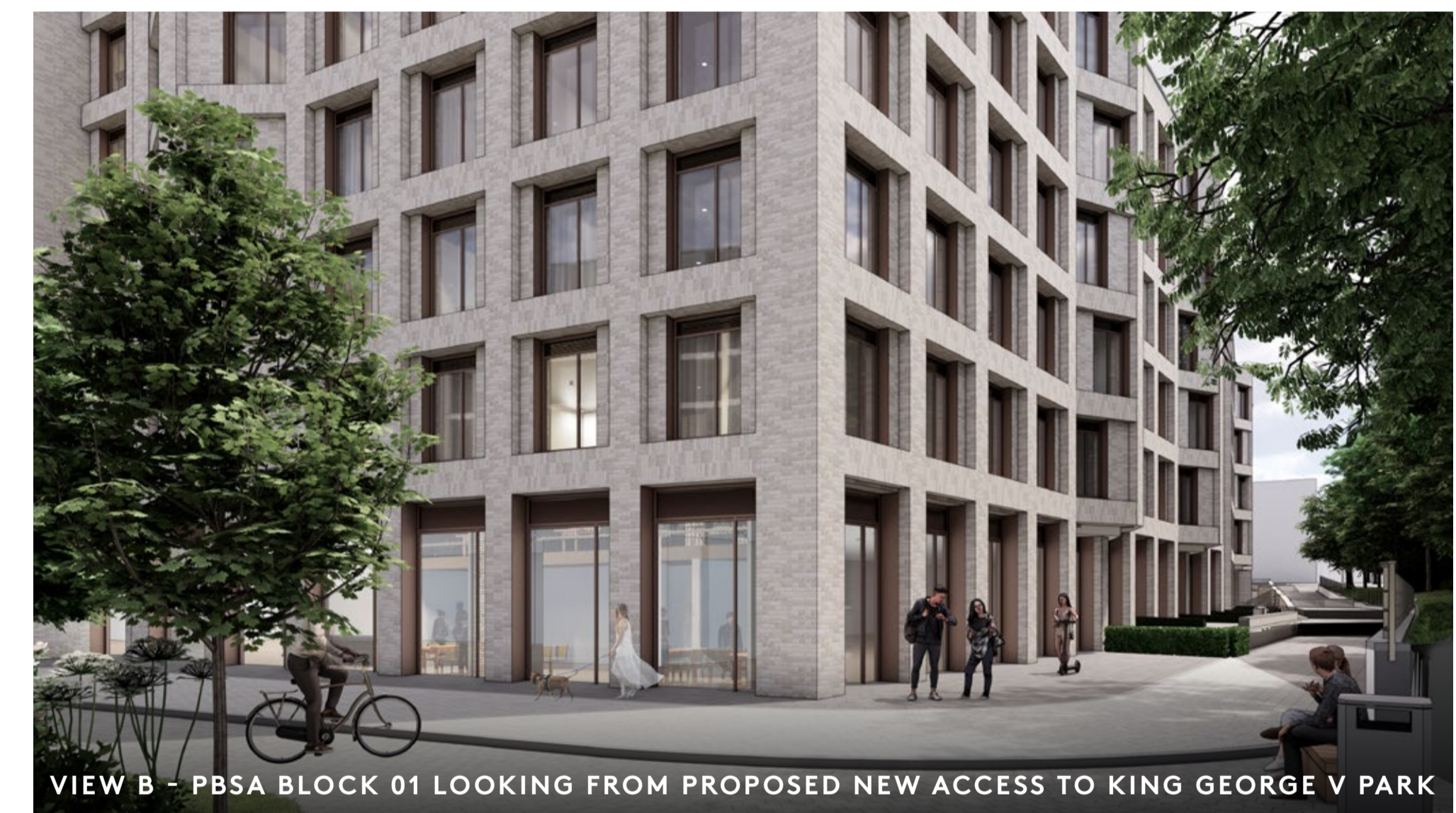
TYPICAL ACCOMMODATION FLOOR



STUDENT ACCOMMODATION | BLOCK 01



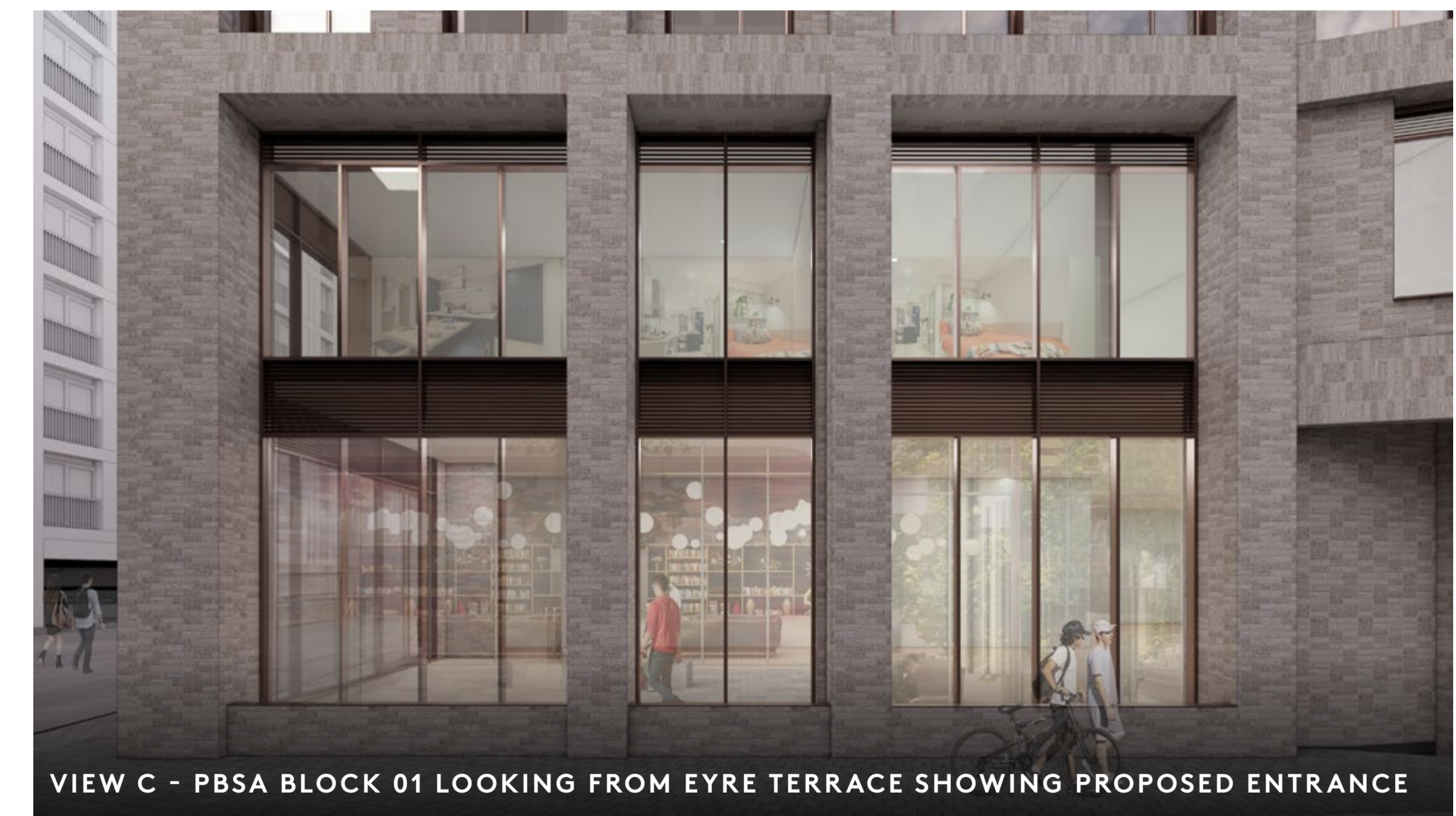
VIEW B - PBSA BLOCK 01 IN CONTEXT



VIEW B - PBSA BLOCK 01 LOOKING FROM PROPOSED NEW ACCESS TO KING GEORGE V PARK



VIEW A - PBSA BLOCK 01 LOOKING FROM KING GEORGE V PARK



VIEW C - PBSA BLOCK 01 LOOKING FROM EYRE TERRACE SHOWING PROPOSED ENTRANCE

22 PBSA BLOCK 02

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.

TYPICAL ACCOMMODATION FLOOR



STUDENT ACCOMMODATION | BLOCK 02



VIEW B - PBSA BLOCK 01 IN CONTEXT



VIEW B - PBSA BLOCK 01 LOOKING FROM PROPOSED NEW ACCESS TO KING GEORGE V PARK



VIEW A - PBSA BLOCK 01 LOOKING FROM KING GEORGE V PARK



VIEW C - PBSA BLOCK 01 LOOKING FROM EYRE TERRACE SHOWING PROPOSED ENTRANCE

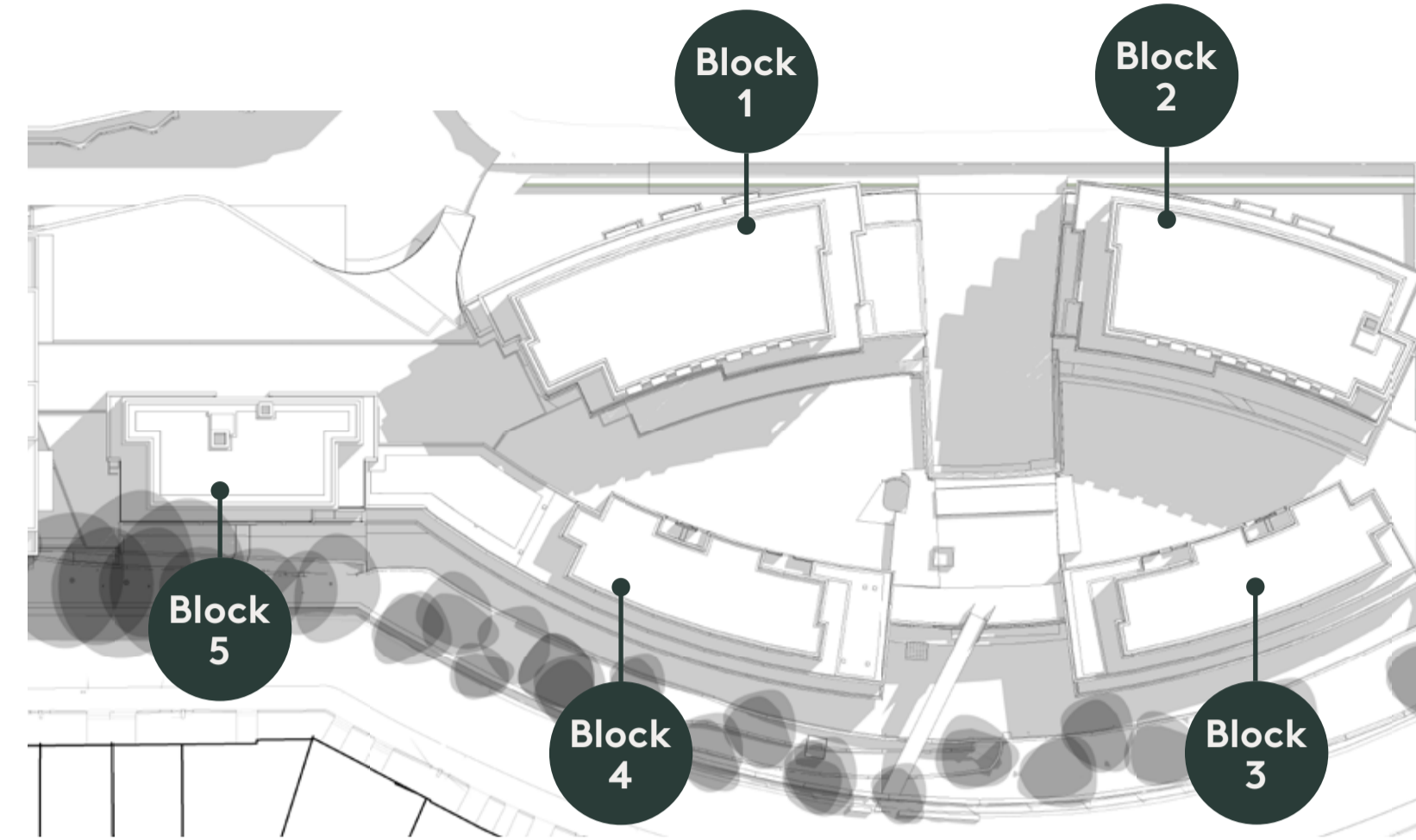
23 BLOCKS 1-5

PRIVATE RESIDENTIAL SCHEME (PRS) OVERVIEW OF PROPOSAL

The consented residential Blocks 1 - 5 at the east of the development are shown here for reference.

These buildings have been mildly updated from the consented scheme, with refined façades and materials.

Blocks 1 -5 provide 107 residential units in a mix of type, from 4 bed townhouses to 1 bed apartments (see schedule below).



BLOCKS 1-5 ACCOMMODATION:

107 UNITS;		
4 BED TOWNHOUSE	8 NO.	(7%)
3 BED	29 NO.	(27%)
2 BED	37 NO.	(35%)
1 BED	33 NO.	(30%)

BASEMENT
APPROX 85 CAR PARKING SPACES (INC. 10 ACCESSIBLE) & 10 MOTORCYCLE SPACES

OVER 100% BICYCLE PARKING ALLOCATION WITH APPROX. 211 SPACES

BLOCK 1



BLOCK 4



BLOCK 5



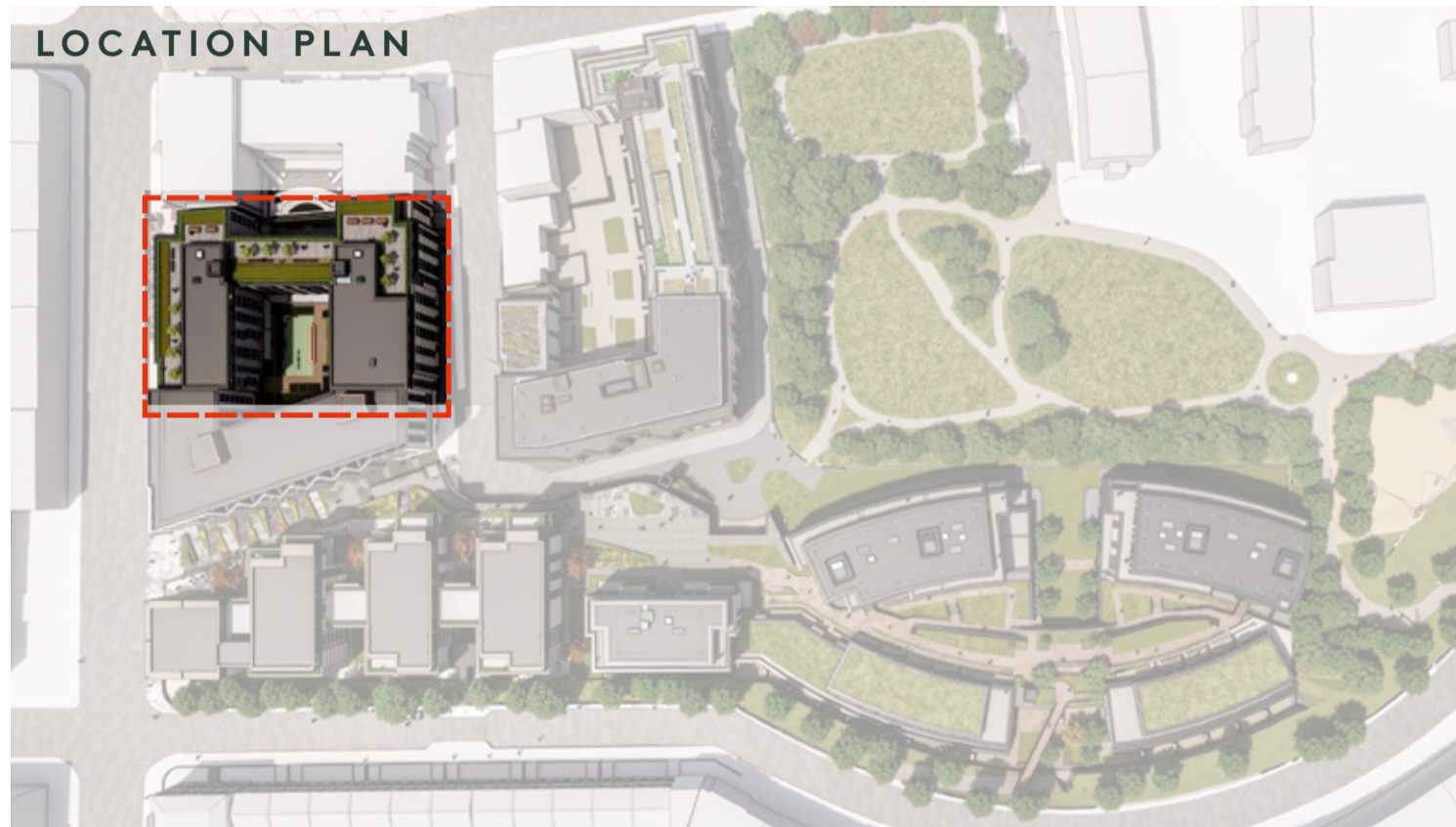
24 MID MARKET RENTAL (MMR)

MMR SCHEME

OVERVIEW OF PROPOSAL

The consented scheme for Mid-Market Rental Units is shown on this page for reference.

Housed in a block that faces Dundas Street (West Elevation) and Eyre Terrace (East Elevation) with a central courtyard space. The development provides 108 units for the rental market.



VISUALISATIONS



MMR ACCOMMODATION:	
108 UNITS;	
3 BED	21 NO. (19%)
2 BED	30 NO. (28%)
1 BED	21 NO. (19%)
BASEMENT	
NO CAR PARKING SPACES	
OVER 100% BICYCLE PARKING ALLOCATION WITH 162 SPACES	

25 SUMMARY

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



**BLOCK 6
ACCOMMODATION:**

- 100 APARTMENT UNITS
- BASEMENT
- 46 CAR PARKING SPACES
- 238 CYCLE SPACES
- COMMERCIAL UNIT
- 439 SQM

PROGRAMME

SUBMISSION OF PROPOSAL OF APPLICATION NOTICE
17 SEPTEMBER 2024

FIRST PUBLIC EXHIBITION
9 OCTOBER 2024

SECOND PUBLIC EXHIBITION
27 NOVEMBER 2024

COMPLETE

2025

SUBMISSION OF PLANNING APPLICATION
FEBRUARY 2025

21 DAY PERIOD FOR REPRESENTATIONS TO CEC
FEBRUARY 2025

TARGET DETERMINATION DATE OF APPLICATION
JUNE 2025



PBSA ACCOMMODATION:

559 UNITS



MMR ACCOMMODATION:

108 UNITS | 162 CYCLE SPACES



BLOCKS 1 -5 ACCOMMODATION:

107 UNITS | 85 PARKING SPACES | 211 CYCLE SPACES