

Welcome to this second virtual exhibition of developing proposals for Edinburgh Green on the site of the former Drummond House and Younger Buildings in Edinburgh Park.

We are seeking feedback from this public consultation event to inform the development of the proposals for a future Planning Application.

The proposals respond to the significant shift in occupier priorities for workspaces to a focus on wellbeing and sustainability, in alignment with Edinburgh's pathway to Net Zero.

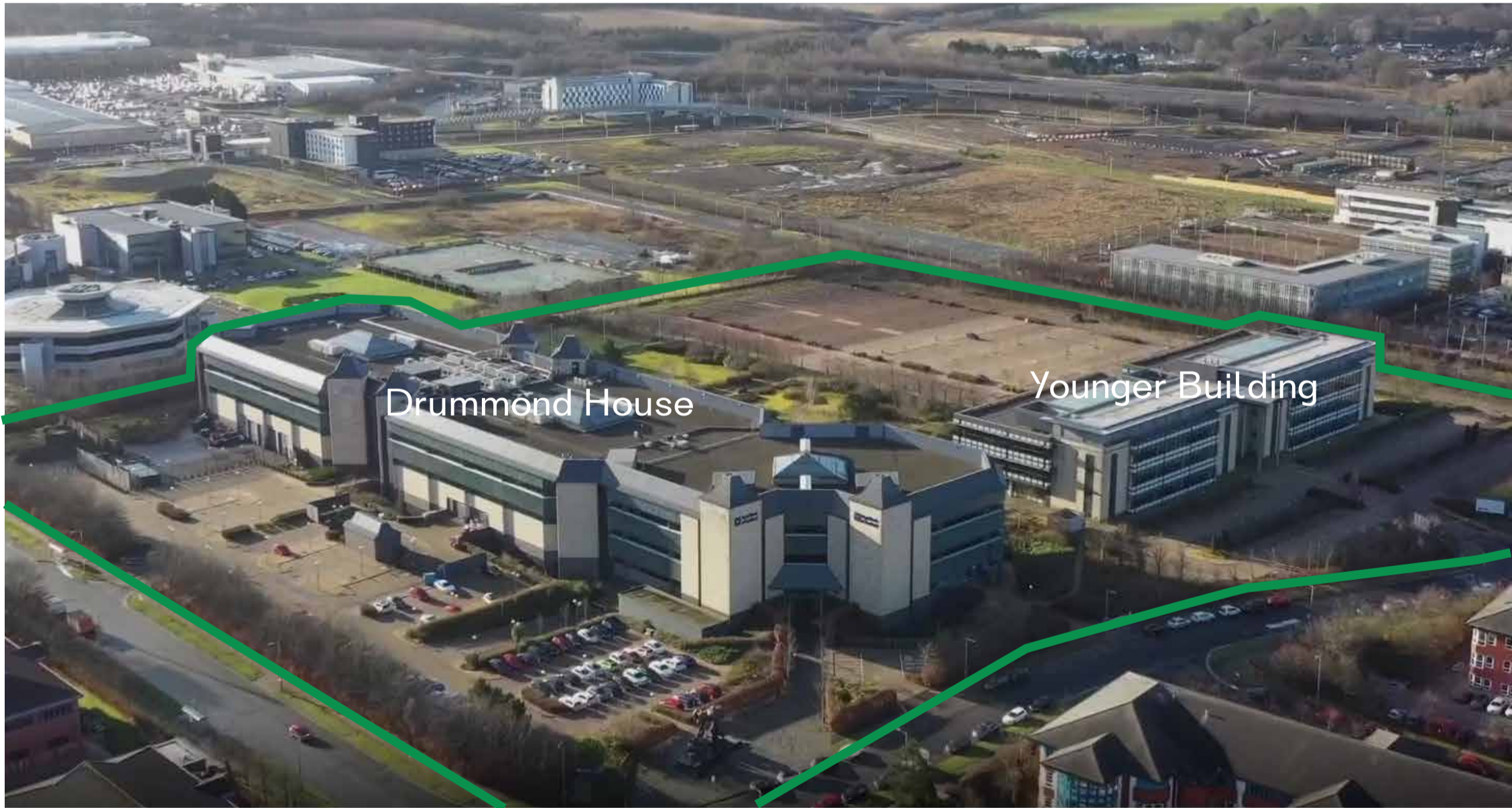
The proposals will deliver:

- A new generation of sustainable workspace for over 7,000 jobs on this brownfield site which is well served by public transport.
- A new park in the heart of the site, with a range of sports and well-being amenities, which will be accessible to all.
- A mobility hub which will also serve the wider neighbourhood.



The Edinburgh Green site is located in Edinburgh Park to the West of Edinburgh. It is occupied by the former Drummond House and the Younger Building, formerly owned and occupied by RBS.

Edinburgh Park is currently experiencing significant change, with the addition of circa. 6,000 new homes including the adjacent Parabola development, and the Council’s intentions to diversify the uses in the area– consistent with the ‘20-minute’ neighbourhood concept, capitalising on the excellent public transport network that serves the location.



Existing Site



Edinburgh Green - Connections

Edinburgh Local Development Plan

Within the context of the LDP Proposals Map the site is located within an area that is designated by the Council as the Edinburgh Park/ South Gyle Strategic Business Centre.

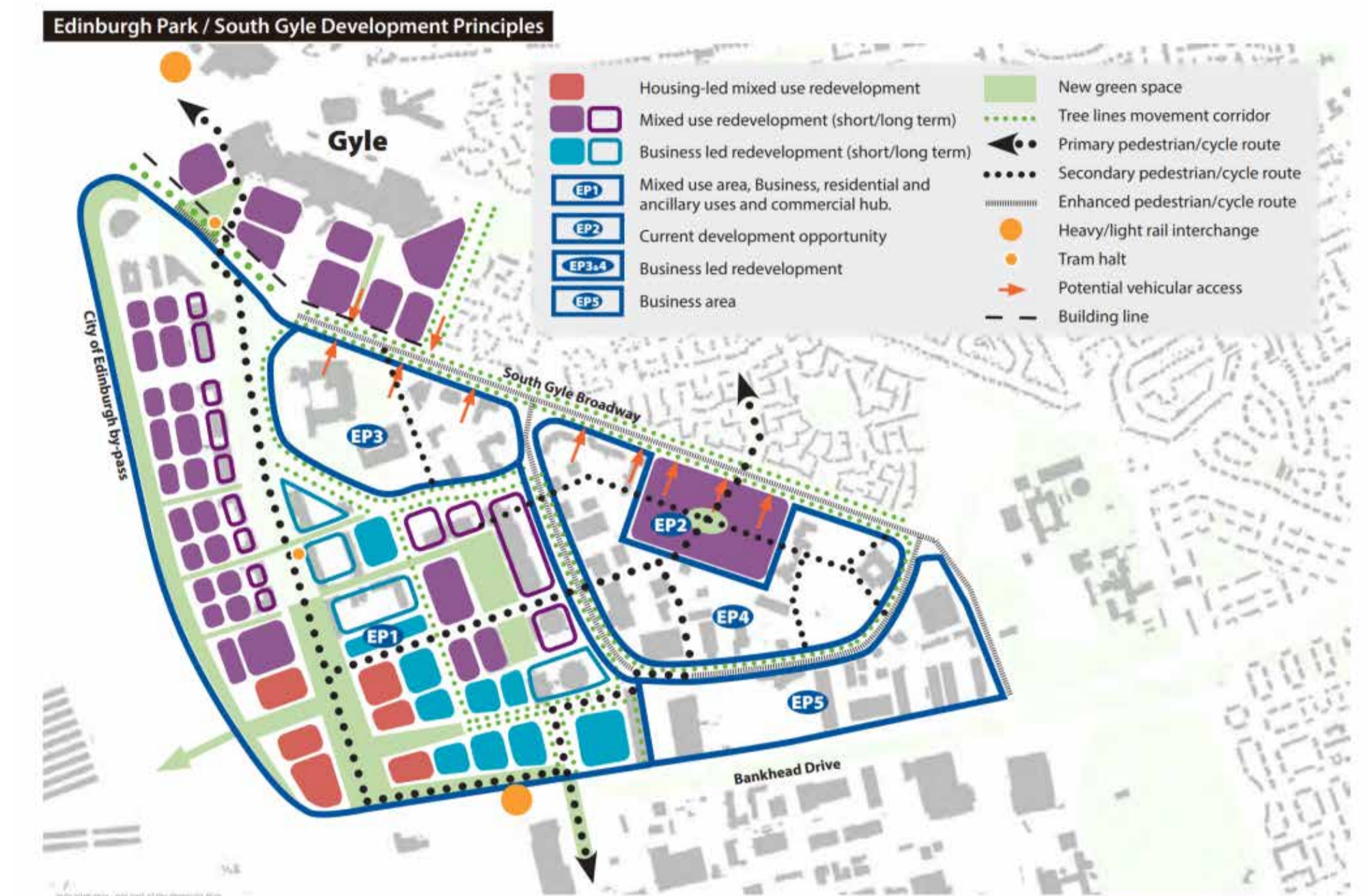
The LDP supports the further development of Edinburgh Park/ South Gyle to create a “thriving business and residential community” which is “well integrated with the rest of the city through good public transport, pedestrian and cycle connections, [with] a more balanced mix of uses and facilities and high quality public realm and green spaces”.

The LDP contains Development Principles for Edinburgh Park/ South Gyle. The site is within the EP-1 Sub Area, where a mix of uses are supported, including business uses and further office development. The Council are also supportive of the creation of new green spaces within the EP-1 Sub Area.

Proposed City Plan 2030

The proposed development at Drummond House and the Younger Building aligns with a number of the key aims of the Proposed City Plan 2030, including:

- Delivering a network of 20-minute walkable neighbourhoods and embedding a ‘place-based’ approach to the creation of high quality, high density, mixed-use and walkable communities that are linked by better active travel and public transport infrastructure, green and blue networks and bringing community services closer to homes;
- Directing new development to, and maximising the use of brownfield land, rather than greenfield land;
- Requiring all new buildings to be net-zero in their operational emissions through their fabric, design and the use of low and zero-carbon generating technologies and to be more resilient to climate change;
- Adopting an infrastructure first approach, directing new development to where there is existing infrastructure; and
- Delivering Edinburgh’s key economic land use needs.



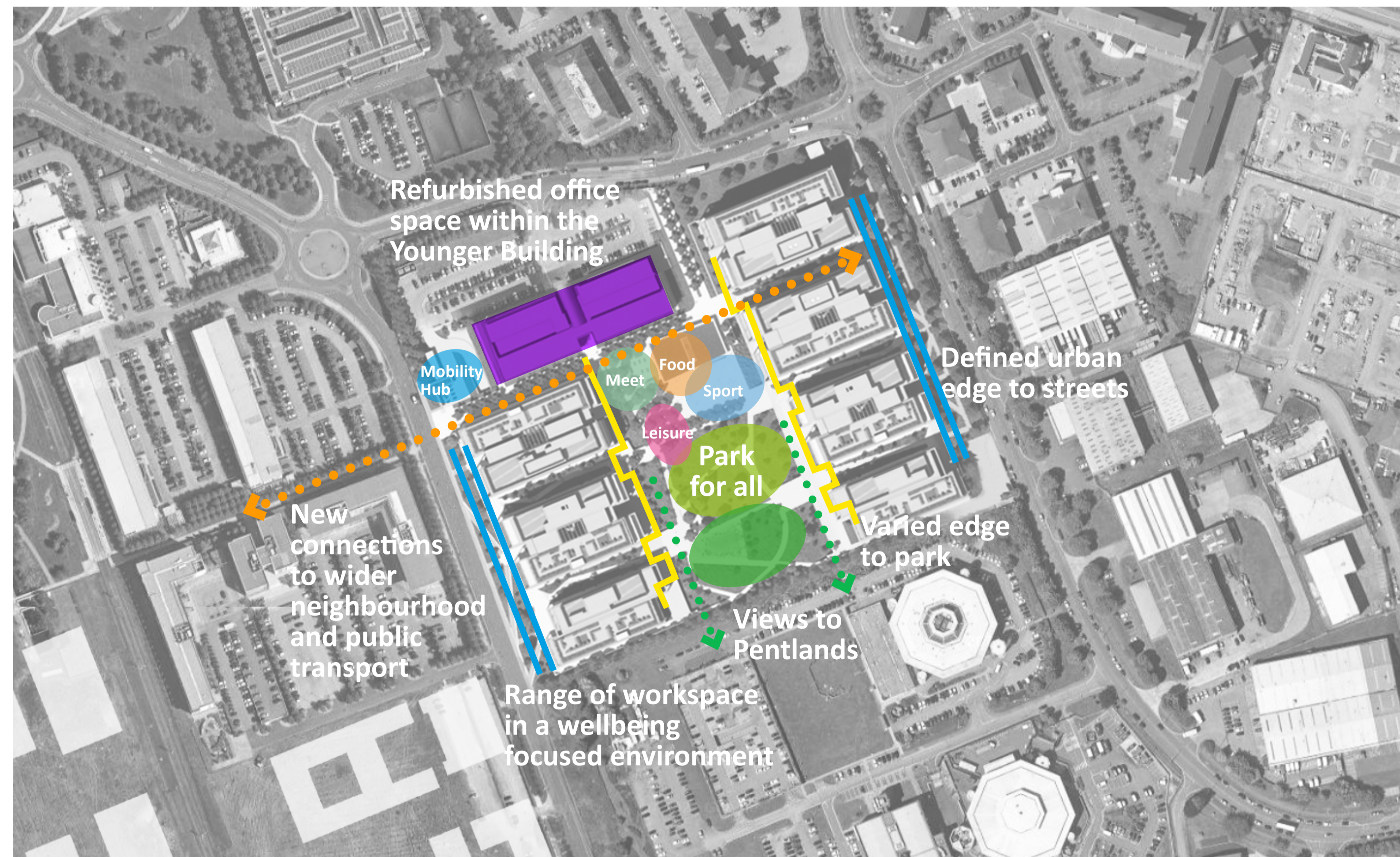
The proposals respond to a significant shift in priorities from both employers and employees towards workspace that is focused on well-being and sustainability and follows Edinburgh's pathway to Net Zero.

The office is not dead, post-Covid, but both public and private sector occupiers are demanding better quality workspace which gives their employees better places to work in.

In contrast to the existing site, which is dominated by low density suburban office buildings and surface car parking, there is the opportunity to deliver sustainable buildings that offer a diverse range of workspaces, enclosing a rich and varied park landscape.

This will form a central part of the emerging 20 minute neighbourhood at Edinburgh Park, providing a place of activity, green space and amenity for all.

The redevelopment of the site to intensify and enhance the employment offer in the west of the city and will create a new kind of workplace for that optimises a well connected brownfield site.



Edinburgh Green - Key Principles

Sustainable Workspace

The new buildings, alongside the refurbished Younger Building, will provide a range of highly sustainable contemporary workspace. A new urban street frontage will be created whilst optimising views onto the park and towards the Pentland hills. The proposals will deliver much needed new offices to meet the new market demand for sustainable workspace.

A New Park for West Edinburgh

Edinburgh Green will be focused around a new park space that provides a range of amenities. The park will be available for use by the wider community with activity into the evenings and weekends as the heart of an emerging 20 minute neighbourhood.

Mobility Hub

A mobility hub will form a key part of the development, alongside active travel provision within the new buildings, providing a range of facilities to the wider community including EV charging, car club access, public transport links and cycle parking.

Reduced and Concealed Parking

In contrast with the present surface parking on the site, car parking for the new buildings will be concealed below landscaped decks. There will be less parking than is presently on the site and the increase in workspace will combine to significantly reduce the parking ratio, encouraging active travel and public transport usage. There will be a net reduction in vehicle trips as a result. 20% of all parking spaces will be electric charging with enabling capacity for all remaining spaces.



Edinburgh Green - Emerging Proposals

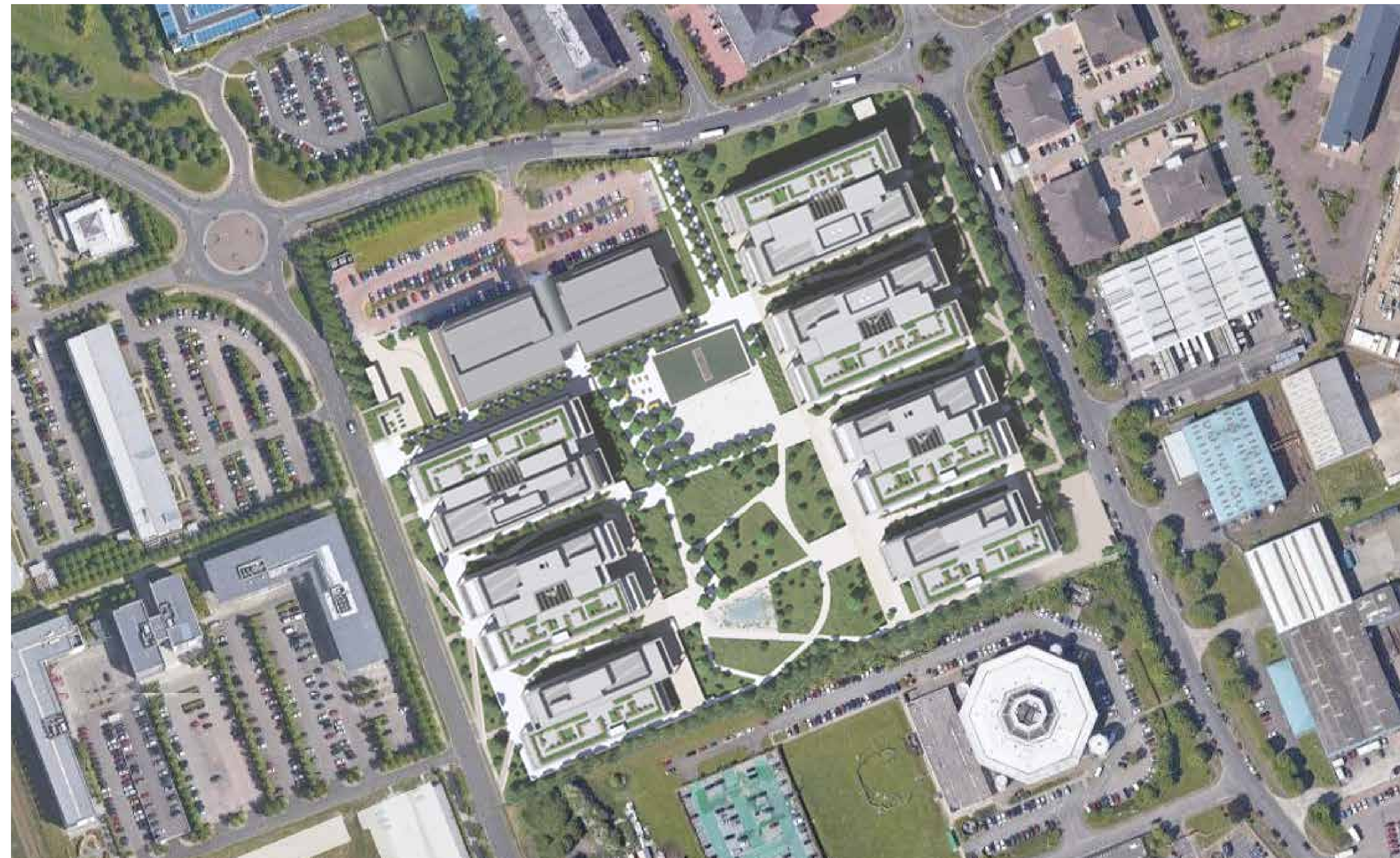
The new buildings will be designed to optimise embodied carbon and support net zero in operation through significant reductions in energy consumption.

The design team has adopted a Retro First approach, which seeks to re-purpose existing buildings where possible. The project team has analysed the existing buildings on site and new build options, in terms of embodied and operational carbon.

The Younger Building, which has been built to modern office standards, delivers a flexible floorplate with good daylighting and environmental performance. This is being retained and refurbished with its setting improved within the redevelopment of the site.

Drummond House is a former headquarters building designed to specific RBS requirements which are now outdated and commercially unviable. The analysis, that has been undertaken, has demonstrated that the bespoke configuration of the building, even with significant intervention, could not meet current market requirements and would not be lettable in its current form.

A re-modelling study was also undertaken which indicated that inherent environmental challenges with the form of the deep floorplate building meant that new buildings would offset embodied carbon due to much lower levels of operational carbon in use.



Edinburgh Green - Emerging Masterplan

Edinburgh Green aims to exceed the evolving requirements, and expectations, of office occupiers, for a unique workplace environment which prioritises sustainability and well-being.

The proposals will deliver a new kind of workplace for Edinburgh;

- focusing on sustainability and aiming to achieve net zero carbon (in operation) by 2030
- prioritising the health, and well-being, of its occupiers, through a network of spatial, operational and servicing strategies and systems
- enhancing the site's permeability and connectivity, by opening up the existing boundary and creating multiple, accessible routes within and connections out to the existing public and active travel networks
- engaging with the wider neighbourhood, by welcoming people into the site to utilise the amenities within the park, pavilion and mobility hub



Edinburgh Green - View of the Park

The design proposals seek to enhance the existing context of Edinburgh Park by introducing a richly landscaped, campus environment with 94,297sqm(GIA) of new, high quality, flexible buildings which also provide a strong, animated street frontage.

The office campus will be supported by a multi-use pavilion within the park, which includes a cafe/events space, management suite and shower/changing facilities, along with a mobility hub to encourage more active and sustainable travel.

The surrounding neighbourhood will be invited in, through the many new accessible routes across the site, and encouraged to use the park and amenities throughout the year.



View of the proposed pavilion within the park



Edinburgh Green - View from Lochside Court

This consultation event is the second of two such events that will take place ahead of a planning submission in September 2022.

Feedback

We'd love to hear from you. Should you have any questions or require further information regarding the proposals, please contact the team on 0131 376 0893 or edinburghgreen@consultationonline.co.uk

Alternatively, you can fill out our Feedback Form on our website, www.edinburghgreen.consultationonline.co.uk



Applicant



Architect and Masterplanners



Planning Consultant

