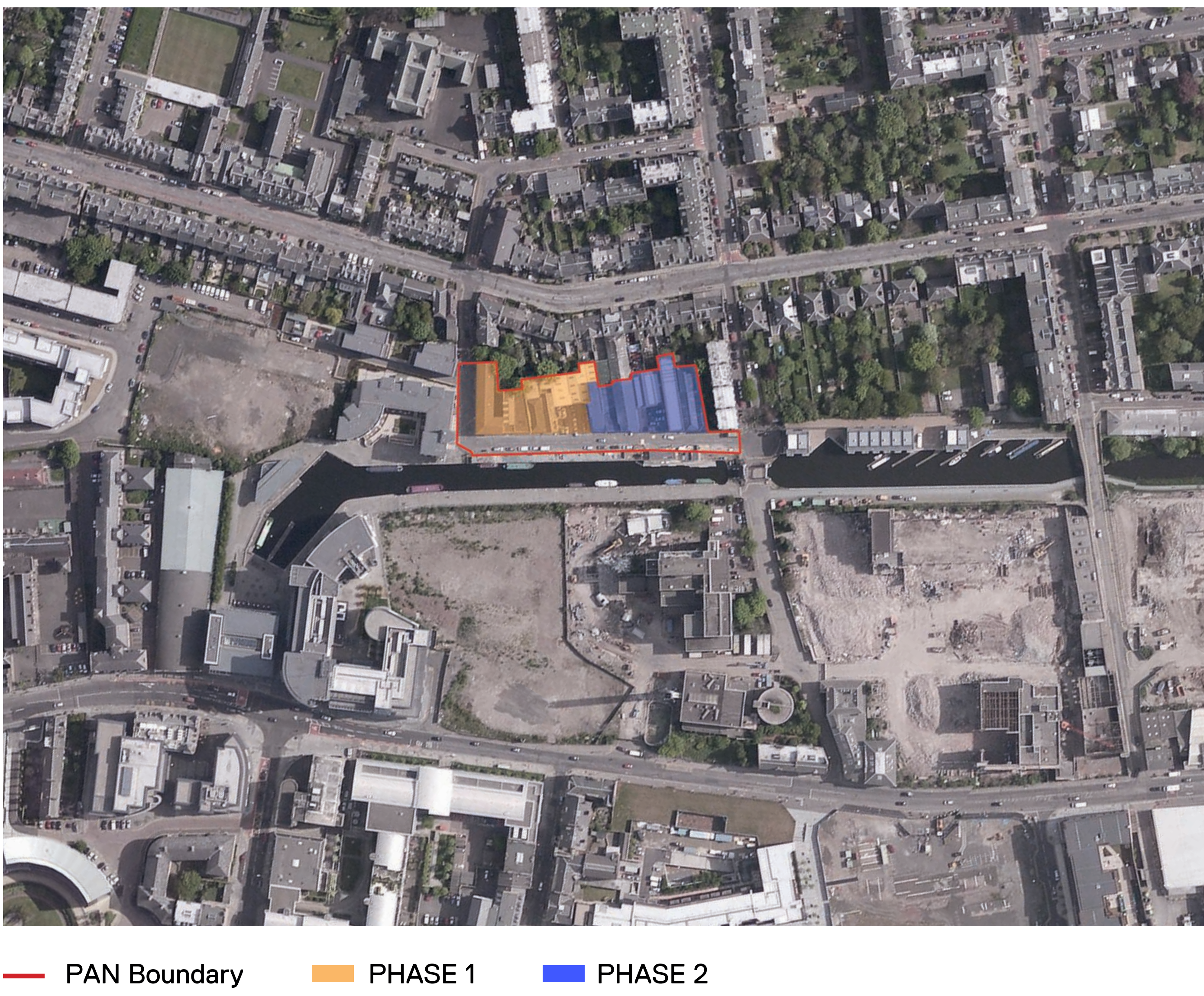
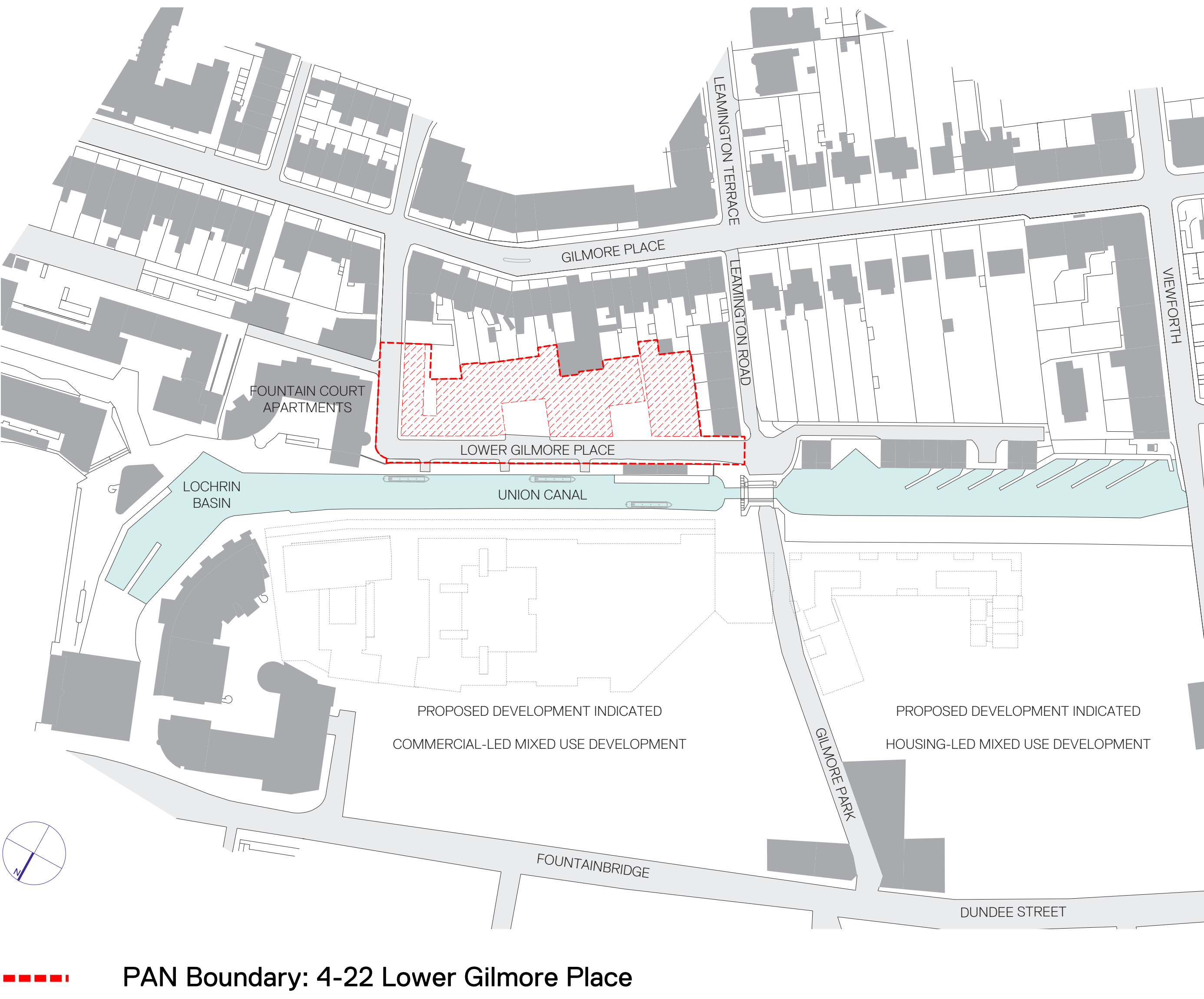


INTRODUCTION

SITE LOCATION



WHY ARE WE HERE?

This exhibition is intended to inform you about the emerging proposals by Glencairn Properties for the residential development at 4-22 Lower Gilmore Place. This public consultation is part of the statutory planning process.

A Proposal of Application Notice (PAN) was submitted in May 2017 for a "Residential development with associated landscaping and parking".

The purpose of this community consultation is to invite comments from the local community which will be taken into account as the final design for the site is developed.

WHAT HAPPENS NEXT?

Subject to this consultation exercise and further discussions with The City of Edinburgh Council, Glencairn Properties propose to submit an application for detailed planning permission in principle, with the first phase being submitted for approval as part of the application.

The applicant and the design team will take account of the comments made as they further develop their proposals.

A pre-application consultation report will be prepared on the response received to this consultation exercise which will be submitted to the Council in support of the planning application.

OPPORTUNITY FOR INVOLVEMENT?

We welcome your comments on what you have seen and heard today, and would be grateful if you could fill in the feedback forms provided to you.

Alternatively, if you wish to think a little more about the development, please return the feedback forms to us by email by **Friday 30th June 2017**. Comments after this date will still be considered.

Emails should be titled 'Lower Gilmore Place' and sent to consultation@scotthobbsplanning.com

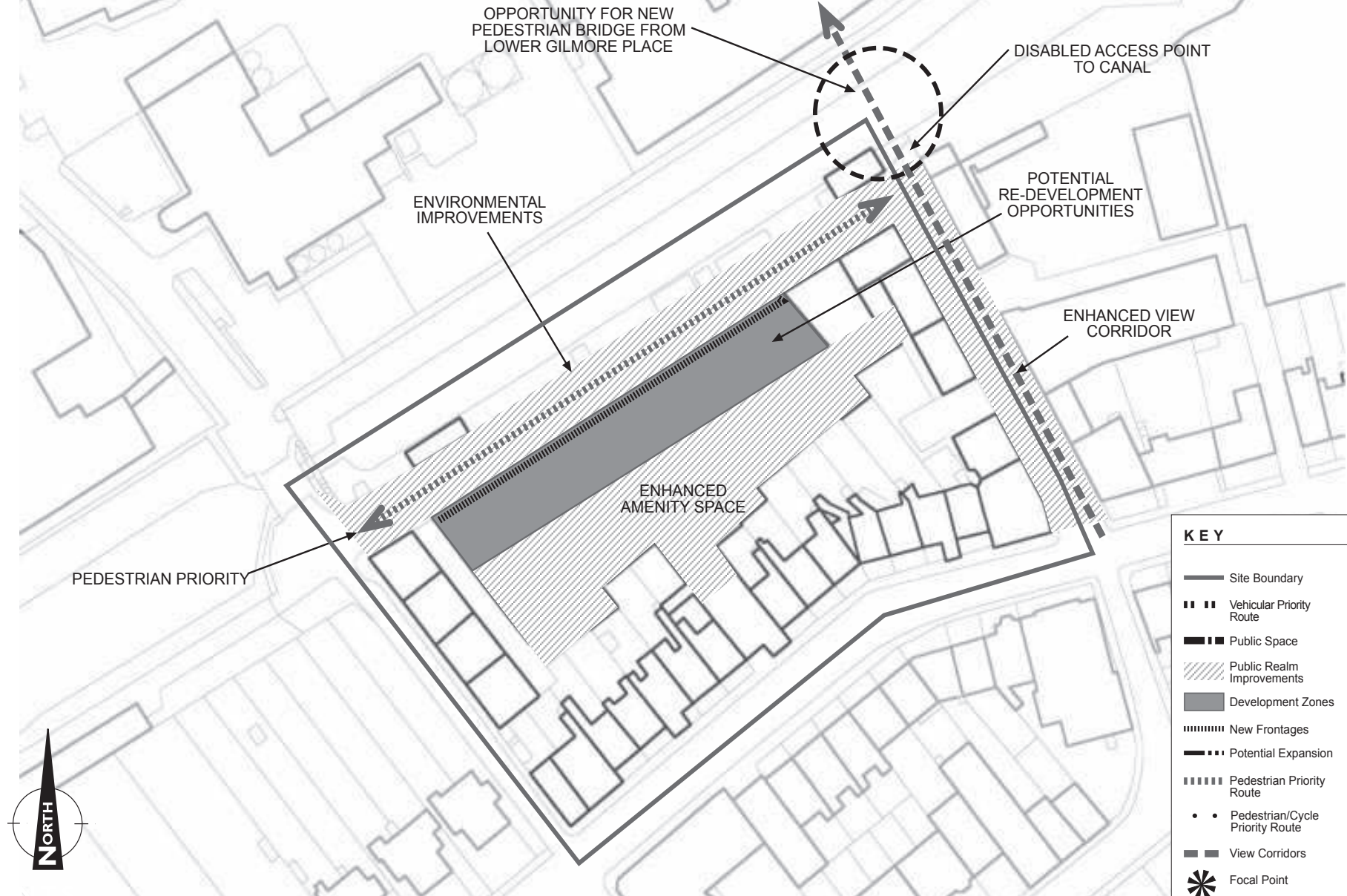
EXISTING SITE



The site extends from 4-22 Lower Gilmore Place which comprises a number of residential units, vacant and existing commercial properties, including a car repair garage and office. The site is bounded predominantly by existing residential property, including flats and houses fronting Gilmore Place and Leamington Road. A brick wall currently screens the site from the canal front.

There are a number of large scale developments surrounding the site, including the former brewery site on the north side of the canal (Edinburgh Quay 1 and 2), short stay serviced accommodation at Fountain Court Apartments and proposed mixed use housing developments at India Quay.

The site falls within the Fountainbridge Development Brief zone which establishes a comprehensive townscape and infrastructure framework for the Fountainbridge area, The City of Edinburgh. The site is identified as a redevelopment opportunity to create a quality urban environment, exploiting and enhancing its distinctive canal side location.



Some of the development opportunities for this site are listed in the Fountainbridge Development Brief and the Edinburgh Local Development Plan. They include:

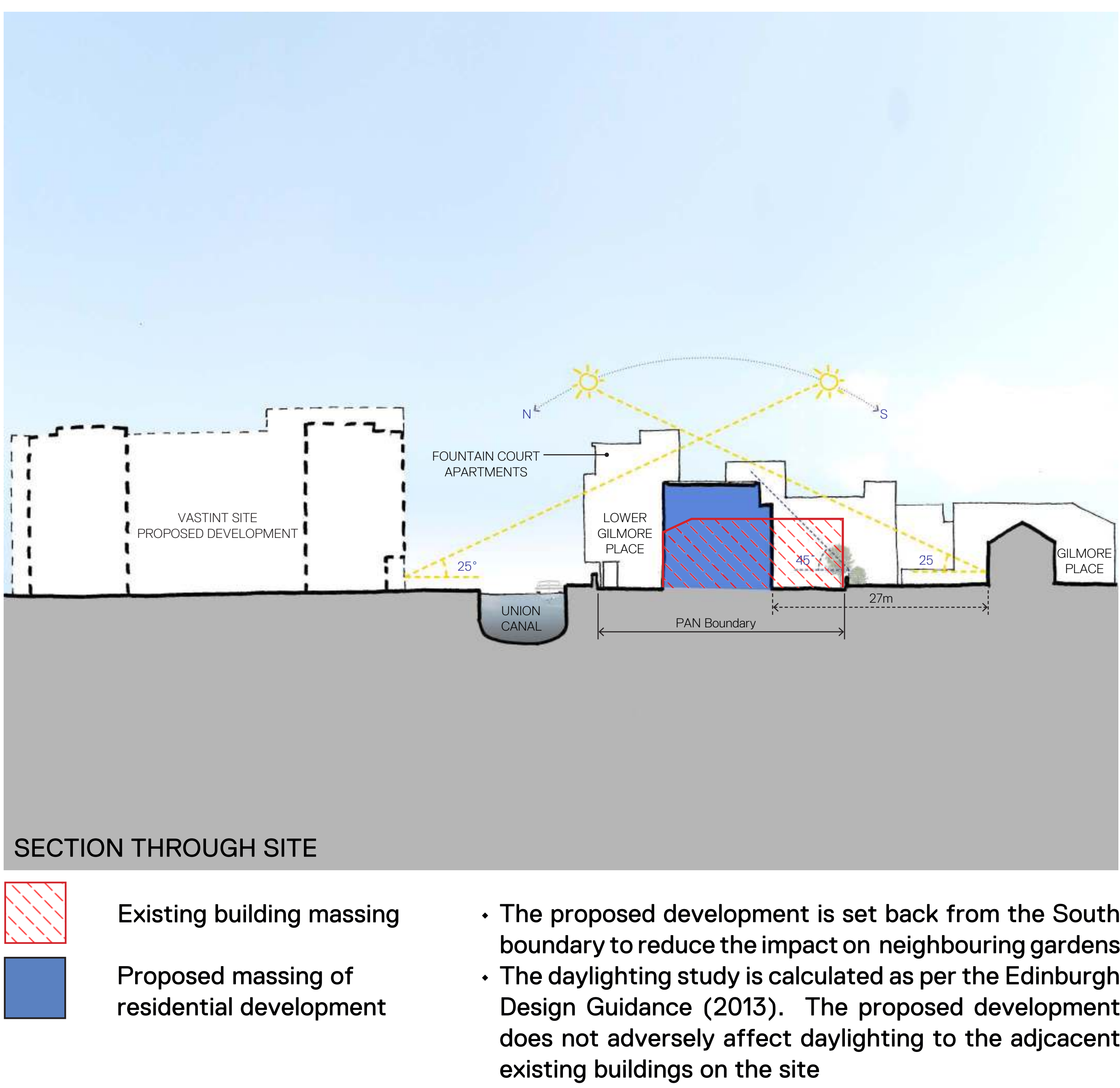
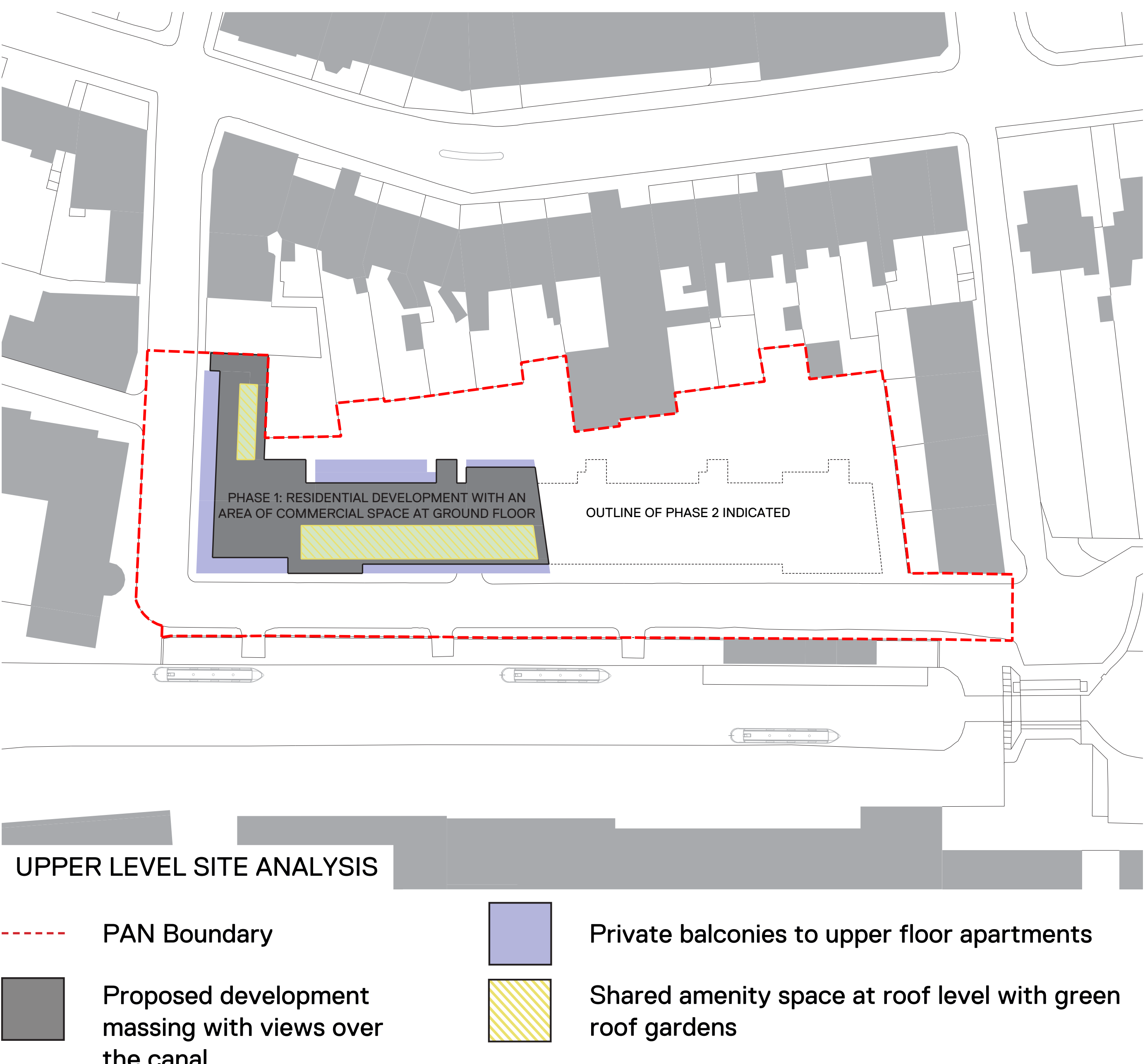
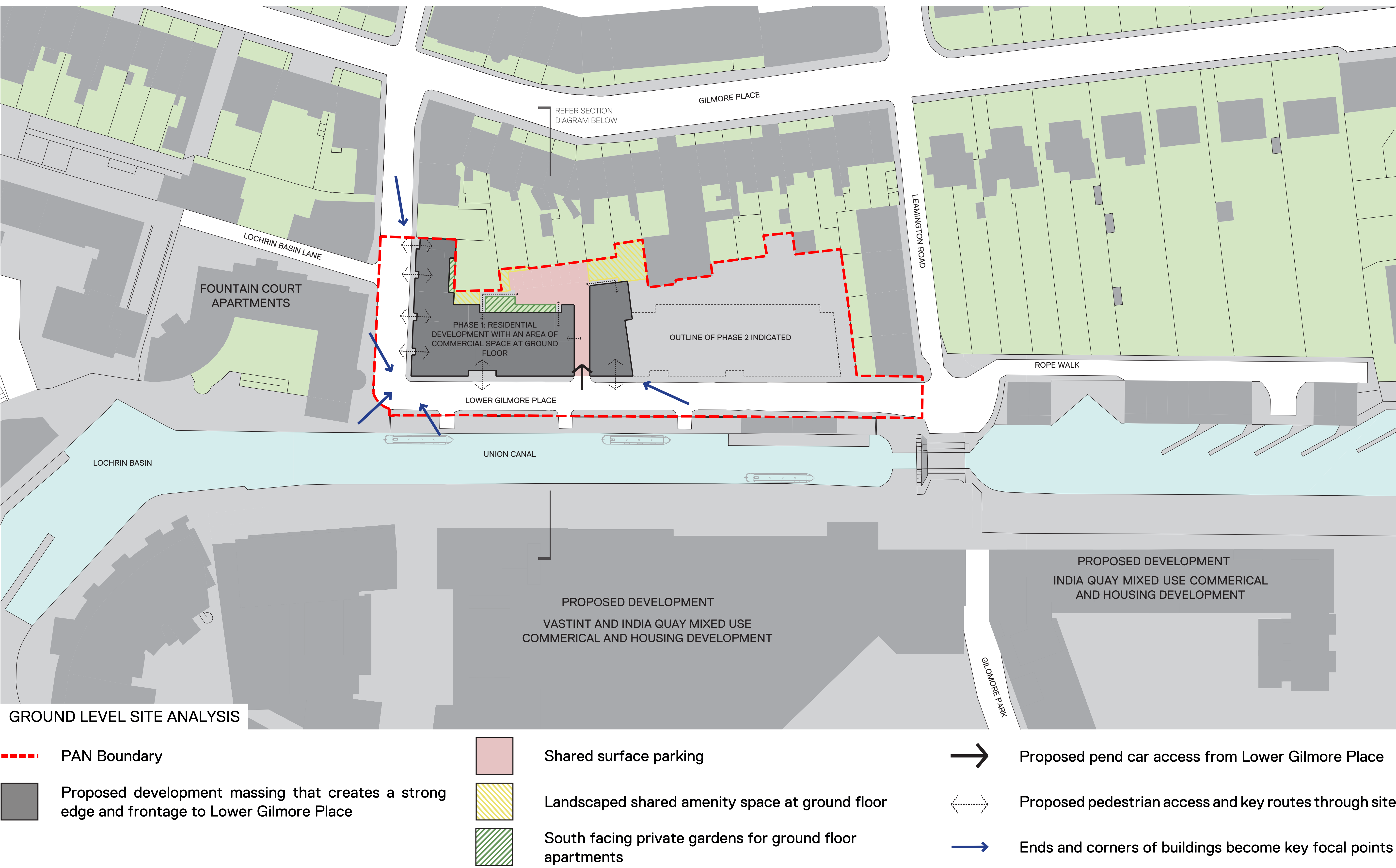
- Public realm improvements to Lower Gilmore Place, with a focus on the pedestrian environment
- An opportunity for a new development with an improved frontage and connection to the canal

Diagram extract from Fountainbridge Development Brief



SITE APPRAISAL

SITE ANALYSIS



Above: 2015 Minded to grant mixed use residential and commercial development across the canal from the existing Fountain Court Apartments
Right: Aerial image of India Quay and Vastint masterplan development



SUMMARY

Glencairn Properties propose to create a residential development with associated landscaping and parking on Lower Gilmore Place.

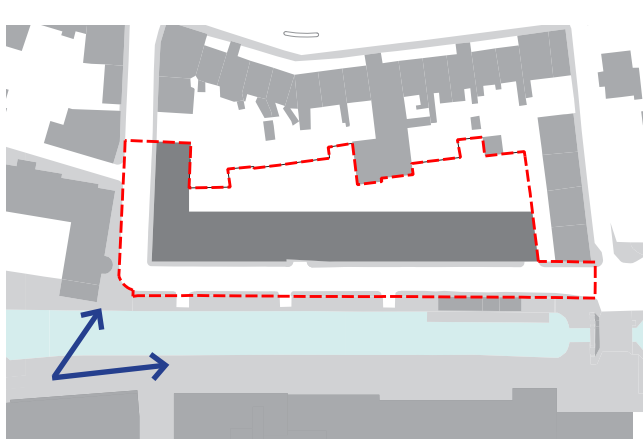
- A mix of private and affordable housing will be provided. This will meet the guidance from the Edinburgh Local Development Plan which states that 25% of all new housing of 12 units or more is to be affordable
- A mix of one, two and three bedroom apartments will be provided as per the Edinburgh Design Guidance (2013)
- The proposed development will create a strong edge and frontage to Lower Gilmore Place and the Union Canal
- Shared amenity space and surface car parking will be provided at ground level
- Roof level gardens will offer views over the canal and surrounding area
- Commercial space will be provided at ground floor level with allocated private parking

DESIGN EVOLUTION

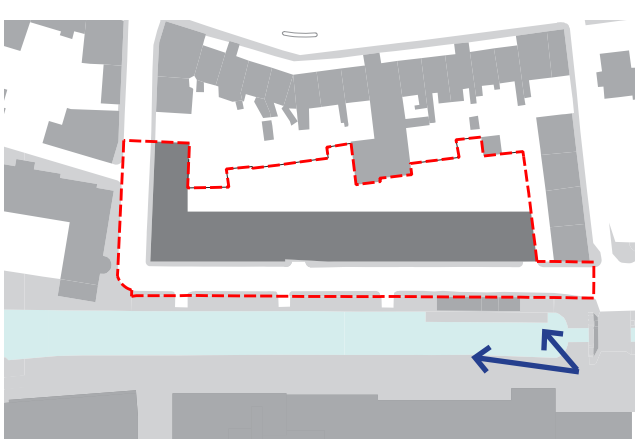
KEY VIEWS



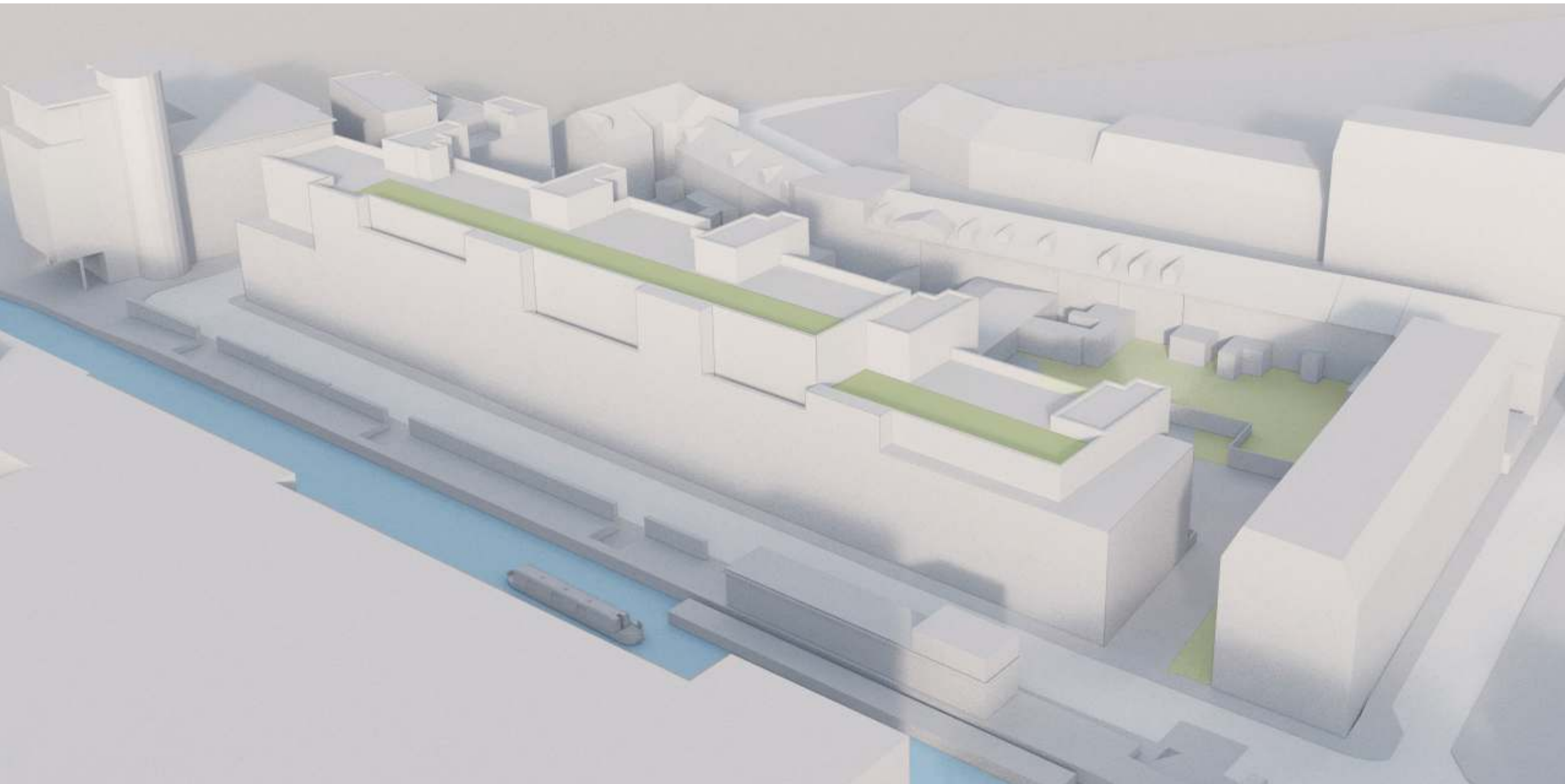
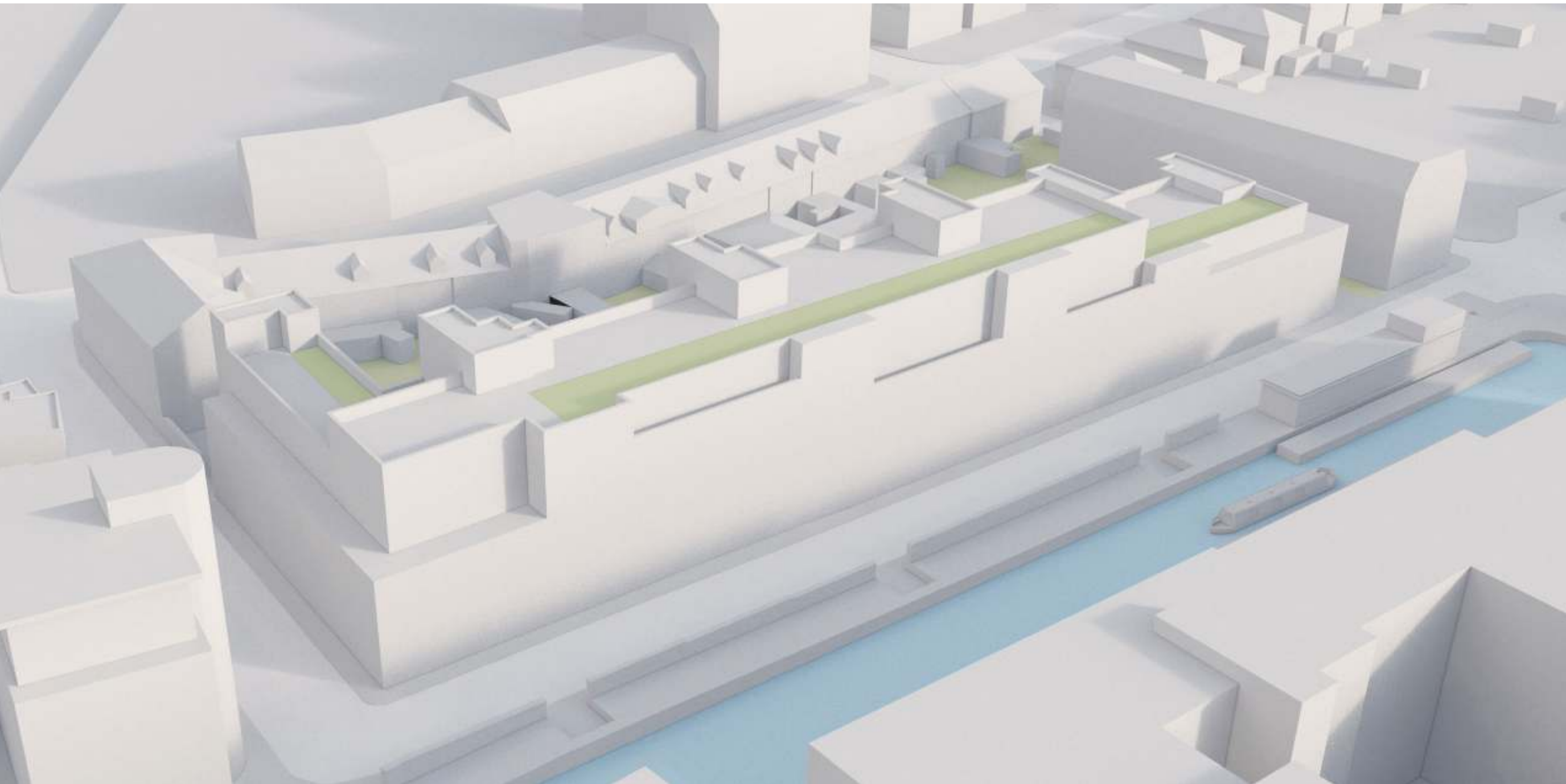
PROPOSED VIEW FROM NORTH SIDE OF CANAL LOOKING WEST



PROPOSED VIEW FROM NORTH SIDE OF CANAL LOOKING EAST



MASSING MODEL



PRECEDENT



NEXT STEPS

