

Planning Committee

10.00am, Thursday 19 May, 2016

Place Brief for National Collections Facility at Granton Waterfront

Item number 9.2

Report number

Executive/routine

Wards

Executive Summary

This report seeks approval of a Place Brief to guide the development of a National Collections Facility at Waterfront Avenue, Granton. It has been prepared collaboratively by the Council and National Galleries of Scotland (the landowner/applicant), with input from the local community and other stakeholders.

Links

Coalition Pledges P8, P15, P17,P33, P44

Council Priorities CO7, CO8, CO10, CO16, CO19, CO21, CO23, CO26.

Single Outcome Agreement SO1, SO2, SO4.

Place Brief for National Collections Facility at Granton Waterfront

1. Recommendations

- 1.1 It is recommended that Committee approves the Place Brief for National Collections Facility at Granton Waterfront as non-statutory planning guidance.

2. Background

- 2.1 In September 2014, Scottish Ministers purchased 4.6 hectares of land immediately south of Waterfront Avenue, Granton (see Plan 1- Main Development Site in Appendix 1.) The intention is to deliver a visitor destination in the form of a National Collections Facility (NCF) which will enable The National Galleries of Scotland (NGS) and Historic Environment Scotland (HES) to:-
- create a new facility that is the primary means of caring for their art collections.
 - provide sufficient quality space and security to centralise HES archives and house all NGS collections.
 - contribute to the regeneration of Granton, through the provision of social amenities, employment opportunities, cultural activities and economic stimulus.
 - work with Edinburgh College and the City of Edinburgh Council to develop a range of youth engagement, apprenticeship and internship opportunities in a variety of occupations, and
 - provide a gateway to the working of museums, galleries and archives for the Granton community.
- 2.2 NGS approached planning officers in September 2015 to discuss how best to progress proposals for the NCF. The importance of taking account of the wider Granton context and providing early and meaningful community engagement opportunities was recognised at the outset.
- 2.3 This site provides the opportunity to pioneer a new approach to planning site briefs using the emerging Placemaking Agenda. There is a separate report on the agenda of this committee meeting providing an update on Placemaking. A place brief is used to identify design and place-making principles for a site and its immediate surroundings, which in turn will inform the submission of a Proposal of Application Notice (PAN) and detailed planning application. This process builds in community

engagement at three key stages in the process - preparation of the brief, the PAN stage and submitting comments at the full planning application stage. The brief applies Local Development Plan (LDP) development principles and design policies to a particular site context, whilst taking account of neighbouring sites and the regeneration/placemaking objectives for the wider Granton area.

3. Main report

Planning Context

- 3.1 The site lies within Granton Waterfront Central Development Area. Outline planning permission (Planning reference 01/02109/OUT) was granted for mixed use development, in April 2002. Development to date in this area includes key road and footpath/cycle links and housing at Saltire Street and Kingsburgh Crescent.
- 3.2 Table 11 in the Second Proposed LDP sets out development principles to guide future proposals in the Granton Waterfront Central Development Area (reference EW2b). Principles 1 and 6 are of particular reference to this site.
 - Principle 1 - complete the approved street layout and perimeter block urban form.
 - Principle 6 - the potential to enhance employment and a 'destination' through existing and new commercial, tourist and retail opportunities should be expressly encouraged.
- 3.3 The Second Proposed LDP does not make specific reference to cultural opportunities in Granton Central Development Area. However, the Council's response to an LDP representation on this matter was to acknowledge that a cultural proposal has the unique potential to contribute to the regeneration aims for Granton and changes to the LDP to reflect this could be appropriate. This matter is currently being considered through the LDP examination, the report of which is expected at the end of May 2016.
- 3.4 There are a number of design policies in the Second Proposed LDP relevant to the preparation of this brief, in particular Des 1 Design Quality and Context, Des 2 Co-ordinated Development, Des7 Layout Design and Des8 Public Realm and Landscape Design.
- 3.5 The creation of good places is also a key strand of Scottish Government planning policy, set out in the following documents - Designing Places, Creating Places and Designing Streets. In December 2015, the Scottish Government, NHS Scotland and Architecture and Design Scotland (A&DS) launched the Place Standard assessment tool to support the delivery of high quality places around Scotland. The Council's pilot use of this is explained in another report on the agenda at this Committee meeting.
- 3.6 The NCF Place Brief is a further opportunity to deliver the placemaking agenda in the urban context. It also involves the use of the place standard assessment tool in an appropriate form to help capture community aspirations.

Preparation of the Brief

- 3.7 The NCF Place Brief is the outcome of joint working between the Council, as planning authority, and National Galleries of Scotland, as landowner/developer. There has been valuable input from a range of Council services, the local community and other stakeholders in Granton Waterfront.
- 3.8 On 30 September 2015, NGS gave a short presentation at the Granton Waterfront Development Group to make community representatives and other stakeholders aware of the intentions to prepare a brief for the NCF site. The main period of engagement took place between 5 and 8 March 2016, when two community drop-in events and a structured workshop were held. Details of the events are provided at section 9.1 of this report. The place standard assessment tool was used as the basis for a questionnaire to gather views from the local community. A record of the issues raised during the community engagement events is provided in Appendix 2.
- 3.9 Appendix 2 includes the Report of Consultation (2i), a Note of the Workshop held on 7 March (2ii), and consultation responses from other service areas (2iii). The points raised include:
- recognition of the valuable contribution which the Madelvic Car Factory makes to the regeneration of the area;
 - the area needs a 'magnet' to draw people in;
 - provide north /south pedestrian /cycle links through the site;
 - biodiversity interest should be incorporated into new design;
 - some public access for play areas, sheltered sculpture park/gardens, cafe/restaurant, arts studios;
 - clear signage throughout;
 - opportunities for shared buildings with National Museums of Scotland; and
 - use of sustainable principles and consideration of green roofs.
- 3.10 There is considerable public support for the principle of a cultural facility on this site. The comments made have informed the preparation of the brief and will help NGS in progressing its proposals to application stage. Comments which relate to non-planning matters have also been recorded in Appendix 2 and these will be fed into local community planning processes.

The NCF Place Brief

- 3.11 The format of the brief is based on the six qualities of successful places set out in the Scottish Government document "Creating Places":-
- Distinctive;
 - Safe and pleasant;
 - Easy to move around;
 - Welcoming;
 - Adaptable, and
 - Resource efficient.
- 3.10 For each of these six qualities, the brief includes design and placemaking principles for the NCF site itself and the surrounding area. Future planning applications will be expected to address these principles to ensure that development helps to create a good place. Once approved, the brief will have the status of non-statutory planning guidance and will be a material consideration in the determination of relevant planning applications. It may also be used by other Council services and Localities partners to inform decisions on investment priorities and other actions.

4. Measures of success

- 4.1 The creation of an attractive and accessible visitor destination on the NCF site which will contribute to the regeneration of Granton, through the provision of social amenities, employment opportunities, cultural activities and economic stimulus.

5. Financial impact

- 5.1 This project, as part of the Placemaking Agenda, is being delivered collaboratively by the Council's Planning and Transport Service and NGS as landowner/applicant. Existing staff resources are being used and no additional costs have been incurred.

6. Risk, policy, compliance and governance impact

- 6.1 There are no significant risks associated with approval of the report as recommended.

7. Equalities impact

- 7.1 The aim of developing a Placemaking Agenda is to enhance the quality of an area and improve the ability of the community to participate and influence their environment. This report applies these aims to an area south of Waterfront Avenue in Granton. It has the potential to improve the quality of life and help the community to be more sustainable. There are no predicted negative impacts on equalities.

8. Sustainability impact

- 8.1 The Place Brief incorporates principles under the Placemaking criteria of resource efficient. This criteria includes principles which encourages the use of creative SUDS solutions, innovative hard and soft landscaping measures and high quality, sustainable materials to be used in construction.

9. Consultation and engagement

- 9.1 A number of engagement activities took place, led by NGS with the involvement of Council officers. Two drop-in events were organised to obtain the views of the local community. The first took place on Saturday 5 March from 11am to 4pm. The second took place on Tuesday 8 March from 2 to 8pm. To ensure maximum publicity, advertisements were placed in the Edinburgh Evening News and Scotsman, 12,375 leaflets were distributed to local residents and businesses and social media was used.
- 9.2 The third event took place on Monday 7 March between 3 and 5pm. This took the form of a stakeholder workshop to which representatives of community groups were invited. Consultation also took place with other Council services, including Transport, Parks and Greenspace, Environmental Assessment, and North Neighbourhood team.
- 9.3 A questionnaire was prepared by the applicant based on the place standard assessment tool. The questions covered facilities and amenities, work and local economy, walking and cycling, public transport, range of spaces to meet people, positive identity, and feeling safe. Everyone attending the drop-in sessions was asked to complete the questionnaire, either using a paper copy or online. At the workshop, the chair used the questionnaire as a basis for discussion about the site. These discussions were documented.

- 9.4 Local interests were well represented at the public engagement events with a range of local people making contributions. Thirty seven people attended on Saturday 5 March and 38 people attended on Tuesday 8 March. Ten paper questionnaires were completed and 139 responses submitted online. The Report of Consultation is included in Appendix 2 of the report.
- 9.5 The discussions which took place at the workshop and the online comments inform the contents of the Place Brief. There will be an opportunity for further consultation and engagement when the applicant submits a PAN.

10. Background reading/external references

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Executive Director of Place

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11. Links

Coalition Pledges	<p>P8- Make sure the city's people are well-housed, including encouraging developers to build residential communities, starting with brownfield sites.</p> <p>P15-Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors.</p> <p>P17-Continue efforts to develop the city's gap sites and encourage regeneration.</p> <p>P33- Strengthen Neighbourhood Partnerships and further involve local people in decisions on how Council resources are used.</p> <p>P44- Prioritise keeping our streets clean and attractive.</p>
Council Priorities	<p>CO7-Edinburgh draws new investment in development and regeneration.</p> <p>CO8-Edinburgh's economy creates and sustains job opportunities.</p> <p>CO10-Improve health and reduce inequalities</p> <p>CO16-Well-housed people live in a good quality home that is affordable and meets their need in a well-managed neighbourhood.</p> <p>CO19-Attractive Place and Well-Maintained- Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.</p> <p>CO21- Safe-residents, visitors and businesses feel that Edinburgh is a safe city.</p> <p>CO23- Well engaged and well informed- Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community .</p> <p>CO26-The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.</p>
Single Outcome Agreement	<p>SO1- Edinburgh's economy delivers increased investment, jobs and opportunities for all.</p> <p>SO2- Edinburgh's citizens experience improved health and well-being, with reduced inequalities in health.</p> <p>SO4- Edinburgh's communities are safer and have improved physical and social fabric.</p>

Appendices

Appendix 1. Place Brief for National Collections Facility at Granton Waterfront

Appendix 2. i) The Report of Consultation

Appendix 2 ii) A note of the workshop held on 7 March.

Appendix 2 iii) Consultation responses from other service areas

Appendix 1

Place Brief. National Collections Facility (NCF site).

Contents

1.0 Purpose

2.0 Location and Proposal

3.0 Vision and Aim

4.0 Placemaking Principles

5.0 Conclusion

Plan 1 Location Plan

Plan 2 Placemaking Principles Diagram

Plan 3 Key Views

1.0 Purpose

1.1 A Place Brief is a set of high level principles which shape the future development of a site. The brief has a place-based approach and incorporates the views and aspirations of the local community. The format of the brief is innovative in as much as it specifically addresses the six placemaking criteria underpinning the Scottish Government policy documents; Designing Places, Creating Places and Designing Streets. The six criteria are:-

- Distinctive
- Safe and pleasant
- Welcoming
- Adaptable
- Resource efficient
- Easy to move around and beyond.

1.2 The process involves two stages: firstly, the gathering of community views- which could be done through a Place Standard exercise. Secondly, the brief will be written around the six placemaking criteria and incorporates the outputs from the first stage.

1.3 This brief has been prepared collaboratively by the Council and National Galleries of Scotland with considerable input from the local community and other stakeholders. Comments submitted during and following community engagement events have been recorded and can be viewed in Appendix 2 or the report to Committee on 19 May 2016 (add link).

1.3 The Place Brief will form non-statutory planning guidance. It will be used by National Galleries Scotland to develop proposals for a National Collections Facility at Granton

Waterfront and by the Council, as a material consideration, in determining future planning applications.

2.0 Location and Proposal

2.1 This Place Brief has been prepared to guide the redevelopment of a site at Waterfront Avenue, Granton (Plan 1) for a National Collections Facility (NCF). The brief relates to the main development site owned by the National Galleries of Scotland and a wider development area bounded by Waterfront Avenue to the north, West Granton Road to the south and east and Waterfront Broadway to the west. The brief identifies design and placemaking criteria to guide development proposals on the main site. Consideration is also given to the wider development area to promote good placemaking beyond the site boundary.

3.0 Vision and Aim

3.1 The vision for the main development site is for a visitor destination which will contribute to the regeneration of Granton, through the provision of social amenities, employment opportunities, cultural activities and economic stimulus. The NCF will also provide a gateway to the working world of museums, galleries and archives for the Granton community. The aim of the Place Brief is to set high level development principles to help realise this vision. NGS is expected to submit a Proposal of Application Notice (PAN) and then detailed planning application for the proposed NCF on the main development site.

3.2 A further aim of this Place Brief is to consider the relationship between the main development site and the wider area. The brief identifies opportunities to enhance the setting of the NCF site and improve linkages between it and the wider area. The wider site is in various ownerships and development proposals are likely to come forward in separate applications over different time periods.

4.0 Placemaking Principles

The following principles should be used to guide future development within the main development site and the wider area. Where possible, these principles have been illustrated on Plan 2.

Distinctive

4.1 Main Development Site

- The development of this site by NGS for the purpose of a National Collection Facility (NCF) is supported. An indicative building footprint is shown on Plan 2.
- A well designed public space should be created between the NCF building and the existing cycle/footpath known as The Walk.
- Opportunities for public art within the site should be explored, in particular at the main entrance to the building to create a sense of arrival.

- The Madelvic Car Factory, in the north eastern corner of the site, is B listed and is important to the heritage of the area. Options for its future use should be considered carefully in discussion with the Council and Historic Environment Scotland.
- Key views into the site are shown on Plan 3. A Design Statement should be submitted as part of the planning application and this should demonstrate how these views have been taken into account in the preparation of the development proposals.
- Key views from the site should be identified through a site analysis submitted as part of a supporting Design Statement. For example, the north elevation could take advantage of views towards the Firth of Forth.
- Ecological understanding of the site and its context should inform the design.

4.2 **Wider Area**

- Development on land between Waterfront Broadway and the National Museum site should relate positively to the Walk. The proposed green space immediately to the north west at the Walk should be designed to create strong physical and visual links with the public space to be created as part of the NCF development.

Safe and Pleasant

4.3 **Main Development Site**

- All pedestrian routes and cycle paths should be clearly defined.
- Natural surveillance of public routes should be incorporated.
- All footpaths leading to the building should be well lit with frequent points of access.
- Security measures should not detract from the appearance of the development.
- The public space and enhanced green space within the site should be well designed. A multi-disciplinary team of designers should be appointed.
- A simple pallet of high quality materials should be used in the building and external spaces.

4.4 **Wider Area**

- All pedestrian routes and cycle paths leading to the NCF site should be clearly defined and well lit, with frequent points of access and natural surveillance.

Welcoming

4.5 **Main Development Site**

- The main public access to the building should create a sense of arrival with appropriate signage and landscaping. It is anticipated that this will be created on the west elevation with access onto the public space.
- The north and east elevations should also be well designed to create an attractive frontage to the wider area.
- The public space could include a small separate building in the south west corner to provide shelter from the elements and community/visitor facilities. This should positively address The Walk and the public space.

- Servicing arrangements should be unobtrusive and not compromise the pedestrian/cyclist experience.
- Any planting scheme should provide seasonal interest and maximise biodiversity. The design of the boundaries of the site should be carefully considered to create appropriate edges.

4.6 **Wider Area**

- The West Granton Road edge should be improved through the provision of additional landscaping and enhancement of the existing landscaping and boundary.
- Consideration should be given to enhancing the boundary between the NCF site and the site owned by the National Museums of Scotland.

Adaptable

4.7 **Main Development Site**

- The proposal should create a visitor destination incorporating flexibility and adaptability. This should include educational and research facilities. Whilst a large proportion of the building will be needed for collection care purposes, efforts should be made to maximise public access where possible.
- Within the publically accessible parts of the building and outdoor areas, consideration should be given to the provision of useable amenity space which can be made available to the wider community.

4.8 **Wider Area**

On neighbouring sites, the creation of a series of individual buildings or mixed use developments and external spaces will provide a place which can adapt to future needs and opportunities.

Resource Efficient

4.9 **Main Development Site**

- The design of the building and materials used in its construction should be sustainable. Innovative creative SUDs solutions within the hard and soft landscaping should be designed and green roofs encouraged.
- Good quality hard and soft landscape materials and features should be specified throughout the public realm to minimise the need for replacement in the long term.

4.10 **Wider Area**

Housing led mixed use development is supported to make efficient use of brownfield sites.

Easy to Move around and Beyond

4.11 **Main Development Site**

- There is a considerable change in levels between West Granton Road to the south and the site. Proposals should demonstrate how pedestrian and cycle linkages to the south of the site can be achieved.
- Strong pedestrian links should be made with the Walk.
- There are two possible vehicle access points – one from Waterfront Avenue and one from Granton Park Avenue.
- Appropriate car and cycle parking for a visitor destination of this scale should be agreed with the Council. Over provision of car parking should be avoided in the interests of promoting accessibility by walking, cycling and use of public transport.
- Proposals should seek removal of existing barriers to permeability and sustainable travel.
- Signage should be designed as integral to the overall concept.

4.12 Wider Area

- Proposals should minimise conflict between vehicles and pedestrians and cyclists.
- Maximise opportunities for off road cycle routes.
- Permeability for pedestrians and cyclists should be improved.
- Strong links should be made with the footpath and cycle routes already established.

5.0 Next Steps

- 5.1 The local community and other stakeholders will have further opportunity to comment on the proposals at both PAN and planning application stage. The PAN (proposal of application notice) stage runs for at least 12 weeks. During this time, prospective applicants are required to engage with the local community and seek their views on the proposals. At least one public engagement event will be held in the local area. A PAC (pre-application consultation) report is prepared by the applicant providing a summary of comments made and how these have been taken into account. The PAC report must be submitted to the Council with the planning application. When a planning application is submitted, there is a statutory period of 21 days within which representations can be made to the planning authority.
- 5.2 As well as informing development on the main development site, the Place Brief should also guide proposals within the area surrounding the NCF site and may be of use to other Council Services and Localities Partners.

PLAN 1 LOCATION PLAN

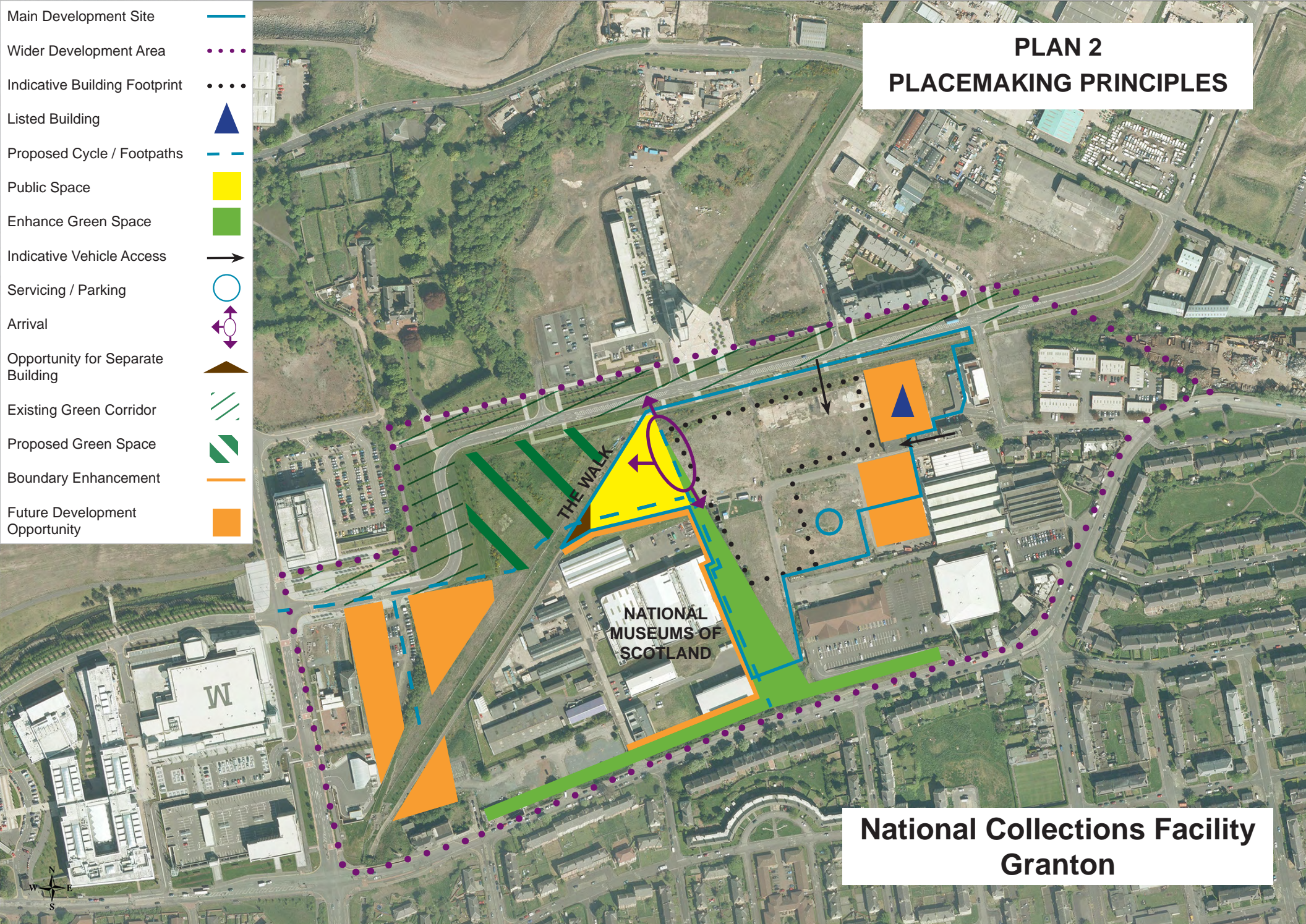
Main Development Site ———
Wider Development Area ·····



**National Collections Facility
Granton**

- Main Development Site —
- Wider Development Area ⋯
- Indicative Building Footprint ⋯⋯
- Listed Building ▲
- Proposed Cycle / Footpaths - - -
- Public Space ■
- Enhance Green Space ■
- Indicative Vehicle Access →
- Servicing / Parking ○
- Arrival ↻
- Opportunity for Separate Building ▲
- Existing Green Corridor ▨
- Proposed Green Space ▨
- Boundary Enhancement —
- Future Development Opportunity ■




**PLAN 2
PLACEMAKING PRINCIPLES**

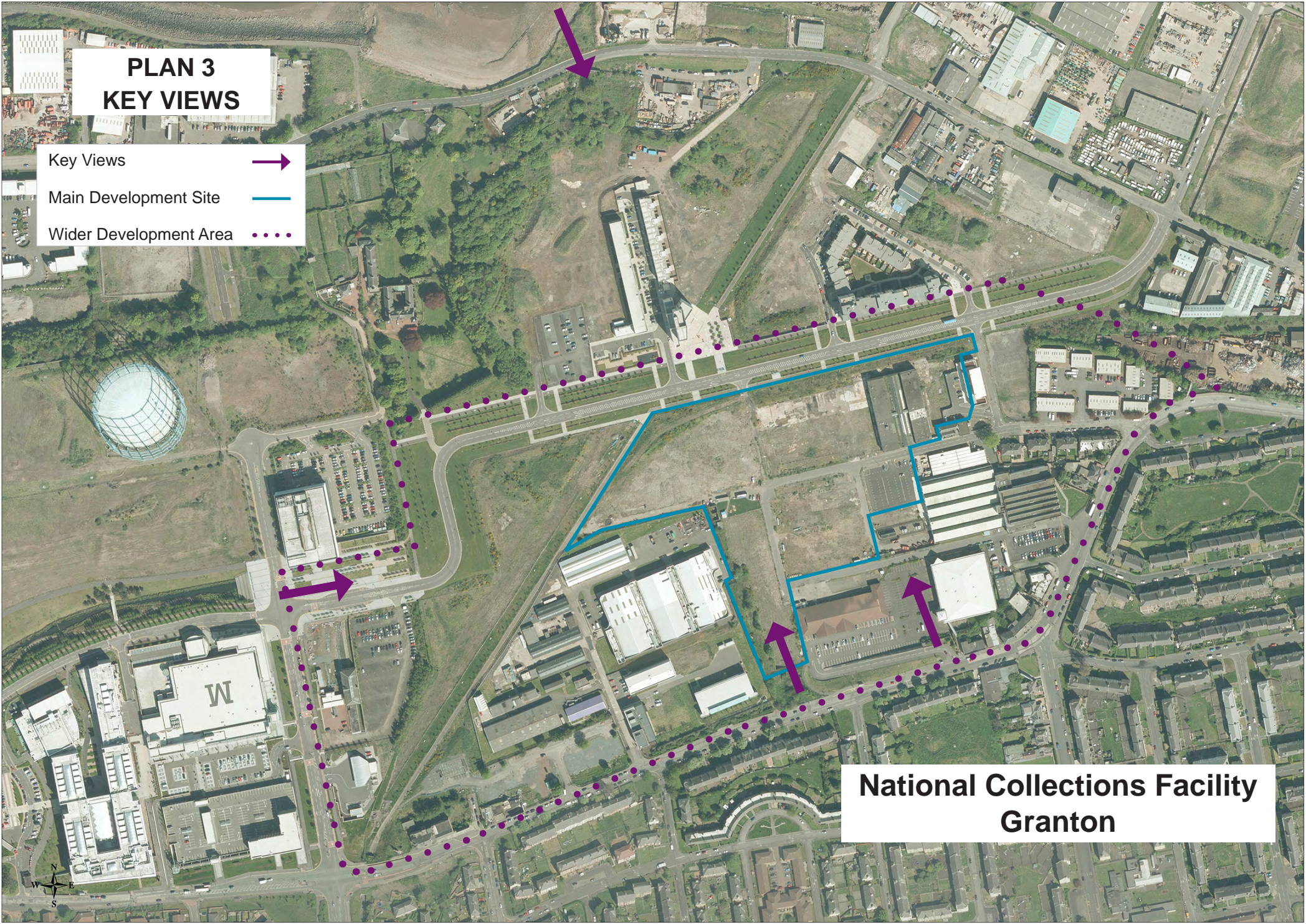


**National Collections Facility
Granton**



PLAN 3 KEY VIEWS

- Key Views 
- Main Development Site 
- Wider Development Area 



**National Collections Facility
Granton**

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National Collections Facility, Granton

Development Brief

Report of Consultation

April 2016



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Prepared By: GVA Grimley Ltd.

Status: Final

Draft Date: March 2016

For and on behalf of National Galleries of Scotland

1. Introduction

- 1.1 This report sets out the methodology of consultation undertaken in advance of the production of a Development Brief for land at Waterfront Avenue, Granton. It includes an overview of the consultation undertaken and provides an analysis of the feedback received.
- 1.2 In doing so, the report comprises the following sections:
- [Section 2: Overview of Development Brief Consultation](#)
 - [Section 3: Public Exhibition – Format and Feedback](#)
 - [Section 4: Workshop – Format and Feedback](#)
 - [Section 5: Conclusions](#)
- 1.3 In undertaking this community consultation, the project team has had regard to the guidance and recommendations set out in Planning Advice Note 3/2010 Community Engagement (August 2010).
- 1.4 In line with best practice, the project team has sought to engage with the community an early opportunity and to provide the community and key stakeholders with the opportunity to provide feedback which will be taken into account in progressing the Development Brief.

2. Overview of Consultation

- 2.1 As part of producing a Development Brief for the area, NGS has undertaken extensive consultation with the local community and key stakeholders to inform the process.
- 2.2 This section provides an overview of the pre-application consultation undertaken which includes the following activities:
- 1st event – drop-in public exhibition held over two days on 5 March 2016 & 8 March 2016;
 - 2nd event – stakeholder workshop on 7 March 2016.
- 2.3 This consultation process is described in greater detail below and in the subsequent sections.

Notifying the Public

- 2.4 From the outset, NGS has sought to ensure that the public consultation process was well advertised to ensure as many people as possible with a likely interest in the development were aware of the proposals and understood the opportunity to engage in the process and provide feedback.
- 2.5 In order to publicise the Public Exhibition held over two days on 5 March and 8 March 2016, advertisements were placed in the Edinburgh Evening News on 29 February and 3 March 2016, and in the Scotsman on 29 February 2016.
- 2.6 Additionally, invites were sent to residents and businesses in the 'EH4' & 'EH5' postcode sectors covering the development brief site and surrounding areas informing them of the public event. A total of 12,375 leaflets were distributed by Royal Mail's leaflet drop service.
- 2.7 To advertise the stakeholder workshop on 7 March 2016, individual invites were sent to key stakeholders and community groups.
- 2.8 Sections 3 and 4 of this report provide greater detail on the Public Exhibition and Workshop respectively, and the feedback received.

3. Public Exhibition – Format and Feedback

- 3.1 A public consultation exhibition was held over two days on Saturday 5 March 2016 from 11am to 4pm and Tuesday 8 March 2016 from 2pm to 8pm at Madelvic House, Granton Park Avenue.
- 3.2 Madelvic House was the closest available venue to the site suitable for an exhibition and was considered accessible to all.
- 3.3 Representatives from the project team attended the exhibition to answer any queries. An information leaflet was handed out to those who attended to provide background information to the National Collections Facility.



Exhibition Boards

- 3.4 The purpose of the public exhibitions was to set out information on the study area including history, planning considerations and site analysis.
- 3.5 Seven exhibition boards were displayed at the event. The boards provided the following details:

- Board 1: Welcome
- Board 2: Site & study area
- Board 3: Site history
- Board 4: Planning context
- Board 5: Site context: Buildings, uses and spaces
- Board 6: Site context: Movement & connection
- Board 7: Your comments

Providing Feedback

3.6 A key aim of the community consultation was to gain feedback from local residents, the community, and potential users of the facility. Visitors were encouraged to register views by filling out a feedback questionnaire, this included questions relating to the following themes:

- Part 1: What we know
- Part 2: Evaluating the existing
- Part 3: What you can tell us

3.7 Completed questionnaires could be returned to the project team on the day of the exhibitions. Alternatively, it was advised that completed questionnaires could be returned to the National Galleries of Scotland by post.

3.8 In addition, the NGS website was used to host an online version of the feedback questionnaire. The following web address (<https://www.nationalgalleries.org/aboutus/special-projects/national-collections-facility>) was created for this purpose and printed on the information leaflets handed out at the event.

3.9 The feedback questionnaire asked 17 questions, ten of which were questions from the 'Place Standard' tool:

- Q1. The boards give an overview of what we know about the site and the surrounding area. With these in mind, are there any other specific features of the site and surrounding area you are aware of and would like to bring to our attention? Please write your feedback below or draw on the plan.
- Q2. What are your views on the existing buildings on the site in terms of their form and appearance? Do you consider that they contribute positively to the character and appearance of the surrounding area? Please write your feedback below or draw on the plan.

- Q3. Are there features on the existing site you would like to see retained? Please write your feedback below or draw on the plan.
- Q4. Can I easily walk and cycle around using good quality routes?
- Q5. Does public transport meet my needs?
- Q6. Do buildings, streets and public spaces create an attractive place that is easy to get around?
- Q7. Do facilities and amenities meet my needs?
- Q8. Is there an active local economy and the opportunity to access good quality work?
- Q9. Is there a range of spaces and opportunities to meet people?
- Q10. Does this place have a positive identity and do I feel I belong?
- Q11. Do I feel safe?
- Q12. Are buildings and spaces well cared for?
- Q13. Do I feel able to participate in decisions and help change things for the better?
- Q14. The boards show a number of opportunities for the development brief site in relation to the creation of spaces. What types of new spaces would you like to see on the site? Please write your feedback below or draw on the plan.
- Q15. The boards show a number of opportunities for the development brief site in relation to improving connections through and around the site. How would you like to move through and around the site? Please write your feedback below or draw on the plan.
- Q16. The boards show a number of opportunities for the development brief site in relation to buildings and uses. What aspects of the development brief site and surrounding area do you consider important and should be a consideration in future development proposals? Please write your feedback below or draw on the plan.
- Q17. Please elaborate on any of your answers given above and/or provide any additional comments below.

Public Exhibition Feedback

3.10 The public exhibition on 5 March 2016 was well attended by 37 people between 11am and 4pm, and on 8 March by 38 people between 2pm and 8pm. From our extensive experience of public consultations, this is considered to be a good level of attendance, although it represents only a small percentage of the invites distributed. From this attendance and advertisement of the community consultation, 11 completed questionnaires were received and a further 125 responses were received from the online survey.

- 3.11 Analysis of the questionnaire feedback from the event is presented below under the headings 'Part 1: What we know', 'Part 2: Evaluating the existing', and 'Part 3: What you can tell us'.

Part 1: What we know

- 3.12 **Question 1** asked respondents if there were any specific features of the site and the surrounding area they would like to bring to our attention.
- 3.13 Respondents raised various aspects of the site in response to this question; these included the site's proximity to the River Forth and any corresponding potential for flooding, the site's existing connectivity including public transport provision, links to cycle ways and car parking facilities.
- 3.14 The Madelvic Factory building, Madelvic House, and the area's industrial heritage were also frequently highlighted as important aspects of the development brief site.
- 3.15 All responses to question 1 are shown below.

Madelvic House & factory are very important historic buildings in the history of the motorcar being the 1st purpose built car factory in the world. They must be preserved & enhanced. The factory could become studios for hire or storage. The "Grand Avenue" to the north needs a central feature to give it purpose. This could be the main entrance to the new NGS complex.
Over time, this area has become overgrown and green - in a good way - this soft landscaping should be retained in the design of the site, and room for birds (and the local madelvic foxes!) provided. You can hear the wildlife in the morning & this shouldn't be deadened.
Would be worth indicating travel time to points around the city.
Let's see some really good designs for new housing maybe they might win awards (!!). Inject some real enthusiasm in the surrounding buildings as well as the Gallery building.
Some transport items, replica of old car which was built at the car factory.
The plan seems fairly straightforward - it would be nice to think that the site could eventually be linked in with the newly created green spaces round the gasometer and, eventually, down to the seafront to give an expanded leisure/culture area.
I don't live in this area. I live in EH15. I am interested in the Art Facility development but don't know a thing about this area. I won't be able to answer these questions which appear to be about the area & not specific to the Arts Facility.

Edinburgh Atlas - Guide by John Bartholomew & Son Ltd and the Geographical Institute, Edinburgh 1950 pages 6&7
 Ward Lock & Co Edinburgh Illustrated Guide Book for 1930 First Map and information on page 143
 The above publications show the important historical and industrial history of this area.

The site has little access from West Granton Road & passing traffic on Granton Park Avenue is minimal. Therefore, thought is required on how to create public awareness & draw the public in.

Madelvic factory build in 1898 for the manufacture of electric motor fitted to a horseless carriage - a Brougham Carriage. The electric motor unit designed was also adapted to be easily installed by home owner. Later going onto build electric vans for Royal Mail and a two seater car. Though the company didn't last very long hand changed company ownership. It did show the Scottish, and Granton, innovation by Sir William Peck. The building also was reported to have the very first 'roof test track', aswell as the first purpose build motor car factory in the UK. Sir William Peck went onto become first director of Edinburgh City Observatory, a Scottish astronomer, writer, scientific instrument maker, and a number of internal combustion engine designs and patents. Not so far from Madelvic Factory was a 15 century castle close Caroline House. The castle sadly was pulled down for excavation by short lived quarry company in 1920's. Granton House mansion build by Earl of Hopetoun in 1807, but sadly destroyed by fire on 1st Jan' 1954 under the ownership of Edinburgh Coperation. Granton harbour build by 5th Lord of Buccleuch with construction oversaw by Robert Stevenson. The harbour also boasted the worlds first train-ferry (or goods train carriage ferry), amongst the habour being a major goods port for Edinburgh. Madelvic Factory was build next to Broom Park and Georgian Villa house. Broom Park (now Broompark Business park), also front of Madelvic house had itself a garden popular at the time. The walled garden of Granton Castle with once large Caroline House Gardens, nodoudt Granton House Gardens parkland or Gardens was took up a substantial amount of land in Granton. Also one time a cricket ground next to Satire apartments. Being a important harbour and thriving industry with the gaswork, chemical printing company, ironworks, Granton Train Station, came the magnificent steam train plus 5 narrow gauge trains for the gasworks (two which are still in operation at another museum).

Haven't been there for a long time but as far as I remember this area needs some life put back into it.

Potential biodiversity importance of the site as derelict vacant land. Specifically open mosaic habitat may be present which is important for invertebrate communities and possibly rare plants

None other than it will obviously encourage art students at the nearby Telford College and may even encourage them to improve their offering.

You are very near local cycle paths at the proposed site. Would be great to have adequate places to lock bikes to encourage people to cycle to the site.

<p>There is a need to reinstate a bus (no17) that can go up from Granton Road and then past the lighthouse building and up Waterfront Avenue. Currently there are no buses that go up the hill from Granton Square to Granton Road.</p>
<p>Historical interest of Madelvic car factory and Madelvic House</p>
<p>Sounds like a run down industrial area</p>
<p>None - I believe the proposed development would do nothing but improve and help to redevelop the area.</p>
<p>Waterfront Avenue sets a strong design move. The break in topography on the site and sea views should be utilised positively in the designs.</p>
<p>The site is very bleak and unattractive</p>
<p>Realise that there are some quite tough areas of Granton- important for staff and visitor safety that the site is well lit and monitored</p>
<p>I don't know the area at all</p>
<p>No - I don't know the area</p>
<p>Never been there sorry</p>
<p>Granton Castle Walled Garden, remains on ancient monument scheduled and partially demolished in 1921. Became part of curtilage associated with Caroline Park House in 1740.</p>
<p>Granton Castle Walled Garden, to Northwest of site. Remains of an ancient monument scheduled and psrtially demolished in 1921. Still the remnant of the historic gardens and designed landscape associated with Caroline Park House, becoming part of the historic curtilage in 1740.</p>
<p>What interaction will there be with the Museums buildings on the same site?</p>
<p>No, I don't go out there so don't know what it looks like.</p>
<p>Neglected area/part of town. Dirty - loads of rubbish (never cleaned?) around Lidl / BM store. Feels unsafe after dark. Ugly area visually. Only one good bus connection with the city centre (number 8, as number 16 too long). The nearest bus stops - in both directions - could be renamed (additional/double named) after the Museum/Galleries, to make it easier to find - drivers to advise on where to get off, etc.</p>
<p>Waterfront very appealing as is general regeneration of the area</p>
<p>The site is unsuitable as a National facility it is poorly accessible in more ways than one; especially for visitors from other Scottish towns, cities and regions. The mixed use of the location as described being next to a retail park and volume private house builders project is not complimentary. Better the facility was located, for example, in Dundee next to the V&A to be developed there.</p>
<p>yes Could it be in a more Central position in Scotland?</p>

No I am not familiar with this part of the city
I don't know specifics of the site. From where my journey would start, it is fairly inaccessible.
It is an area of concern for security.
I think it is an uninspiring site and not easy to access
I'm not familiar with the site
It is quite distant from all your existing site - will you put on transport?
Too far from central Edinburgh. visiting would necessitate a special journey, instead of the current convenience of popping in whenever one is in town.
Are Granton Castle gardens very near ?
Being so close to water seems a touch risky
No, other than this area really needs a project like this
When I visited I was disappointed there was so little organisation of the paintings
I don't know the site but if it's on the waterfront it sounds as if it could be made quite attractive and somewhere people will enjoy visiting.
No. It needs to be an open and welcoming site ,Rather like a secret building at the moment.
No, I was unaware of it. I am assuming this will be a new build in the space between the existing buildings although it is not absolutely clear to me from the description. If I am right, it seems fine, but how much is it going to cost to build and run?
This is an area where significant investment and arts activity could have a major impact on the local community and local economy
Royston House is close. This is a little known gem of Scottish Baroque architecture, built by the 1st Earl of Cromartie, a precursor of the Scottish Enlightenment who probably had a hand in its design
It should not be affected by rising sea levels
Granton:Hub group who want to develop an arts and community hub at Madelvic House
The distance from the centre a major consideration
I think there could be better signage from one Gallery to the next
I have just looked at the map to see where Granton is and it is very unlikely I would ever visit it.
I don't know the area but it looks as if it would regenerate it
Accessibility by public transport would be more difficult than the current site on Princess Street
Close to Forth - will climate change / water levels rising affect the site?
I see the site on the map, and it looks very accessible.

A good addition to a very deprived/depressed area the nature of which will bring its own security and environmental problems. Hope fully the area will improve over time.
It is a run down area of the city
NMS needs better signposting
Sea - sea salt - damage to materials?
Poor road and public transport access
Not the best of areas to house such a prestigious collection
Traffic issues - busy West Granton Road
This is a relatively low lying site and within 100 years may be subject to effects of rising sea level and flooding. Is this to be a very long term facility?
Parking is difficult and public transport to that area is not great.
the Granton Castle Walled Garden is a new project that would tie in with your project as it combines archaeology with horticulture.
Transport links aren't ideal.....
Please make sure there are good bus services to the facility.
Access from Waterfront Avenue would have to be enhanced to make use of transport facilities on the north side of the site.

- 3.16 **Question 2** asked for respondent's views on the existing buildings on the site in terms of their form and appearance, and whether they contribute positively to the character and appearance of the surrounding area.
- 3.17 From responses received, there was no consensus evident relating to the perceived value of the existing buildings on the development brief site.
- 3.18 Whilst some respondents identified the Madelvic Factory building as important, and sought its retention and refurbishment, others viewed the factory building's contribution to the site as being less about the built form and more about its contributions to the city's industrial heritage. Other respondents highlighted Madelvic House as being of particular value to the local area in both appearance and contribution to community life.
- 3.19 The more recent buildings in the area in the local area were not considered to be of particular value by a number of respondents.
- 3.20 All responses to question 2 are shown below.

The factory could be dressed up to look stunning so its present state of dereliction must not put off its preservation. The area needs a major 'magnet' to draw in people & finance. There is much benefit to be had with NMS facility nearby.

I don't see any need to keep the factory building. But replace them with custom built art spaces.

The Madelvic building is very nice but neglected. I'd prefer to see this used as a publicly accessible art storage facility prior to massive new buildings.
From my flat I can see the Castle, Calton Hill, the Pentlands, Corstorphine Hill - all these views should be retained and available from new building.

I think that it's important, given the mixed history of the site, to preserve as far as possible existing non-derelict buildings. Where does Madelvic house fit in to the plan? Any development of the site needs to be sympathetic to the history - and any new buildings should make reference to it.

The area certainly needs redeveloping & arts facility will contribute to this. It will be good to have an out of town centre arts facility and draw people to the area.

There has been some mention in the recent press reporting about a car manufacturing plant on the site which was the first in the UK. This would make the site a value of first importance and any existing structures should be incorporated into the New Building.

Madelvic House retains external charm but the factory is mainly past its best except for the 'workers entrance' doorway. I don't believe it would be worth the money to rejuvenate the factory rather than demolish and start again.

Madelvic factory has potential. Because a building is in a state of disuse and left to decay, where most people choose to ignore the building. Don't actual know its interesting and varied history. Reason for the buildings existence, it's original use, or, reason for it to be B-listed building or that it is a listed building. Doesn't mean it's of less historic significance for future generations. It depends what comes next in regenartion of the area. To be fair, in most part it is a deadend steet with know reason for most people to walk down to the building and fenced of waste ground. From the road it isn't really that noticable by road users and the few padestrines. Oneside the building is hiden by a care home and the otherside it just blends into the waste groud in inhabits. It is a building that history has forgotten, and one thats lost it's place in Scottish and world motor industry history. I find the building intriguing and a visual statement of a past industry and lost stories. Visually the building could be brought back from slow decay and death. Revitalised by right architect, modernised but yet keeping to the spirit of the original building, use and concept; which honours the innovation of the era and industrial history of Granton. Besides history, it's also a large length of building that gives character and possibilities to newer concepts to it's modern use and future. I like the idea of old industrial buildings working with new parklands and gardens. We normal think of them, industrial buildings and community parkland, as seperate entities. One of manmade and the other natural (less manmade), but both can successfully work together. Which is keening more popularity in designing modern public spaces, which has been apart of historic layout and development of Granton.

I trust new architects to do there best to retain the best parts of this area and not just bulldose away the best (if any)

I think the views of local people are most valid on this issue.

Have only seen the back if them from my flat but they look reasonable

Have driven past for many years but not that familiar. The area has been so radically modernised that in some ways it doesn't matter. I have no particular attachment to the buidings but to retain the old and combine with the modern is often a delight if done well and anchors the present in the past in a good way.

Given the history of leith/ granton / waterfront , I like the industrial feel of a lot of the buildings, especially in contrast to the very modern builds further up the coast at Western Harbour etc.

The buildings were built for a purpose and at that time the site did not play any further role in terms of helping to create a destination within the area. The new building will be far more significant if it can take on board the opportunity the whole site facility can contribute to creating a high quality people friendly area or parkland that can be used as a route or pathways to other places in the area. The site offers the potential to form a significant focus and addition to a developing cultural plan for North Edinburgh and the wider waterfront.

Car factory looks awful. Ideally it should be renovated to brought into some imaginative use. But it would be better to remove it than leave it rotting in a no-mans land.

never seen them

Didn't see any actual pictures of the site
I believe the very presence of Gallery buildings help to improve the character and appearance of this particular area of Edinburgh.
No- the existing buildings do not contribute to the area. They are negative in form and exclude connectivity within this area of the city
Not aware of the site
Modern and very little character
Good to see developments other than existing commercial properties
I have insufficient familiarity.
It would be good if there were pictures on your site
Yes
Not all of them
Yes
I don't recall ever seeing them
Not seen any signs for same in the area when driving through
Following the strong simple shapes of the adjacent NMS facility would seem appropriate
No
No
Land neglected and in need of regeneration.
Yes
I think that the retail units are an eyesore. However the beautiful red brick Madelvic buildings should be restored to their former glory if possible.
Yes
It is not at all an attractive group of buildings at present. The existing buildings make the wider site look like an industrial area
The area grey/gloomy/neglected/sad/dirty, so any of the new/modern gallery/museum buildings are/would be an improvement / cannot spoil anything.
I think the area would be enhanced by the removal of the existing buildings
variable
Not particularly
Don't think they particularly stand out
None

Not at all. Refer 1 above.
I am not from the area
I have no knowledge of the site
Yes
It's a bit anonymous at the moment. You wouldn't know a major gallery resource was there.
The retail supermarket premises etc are not aesthetically appealing
No
None worth preserving
No
Having visited the storage site for the Museum I think it is a featureless area
I think most of this area is industrial and run down
I am not that familiar.
I like the building, there seems to be a lot a shrubbery around which could be made use of
The website did not provide any photos of current buildings to view in order for me t provide a comment
I am not familiar with the site. How assessible is it by public transport?
Not particularly, but the area is not outstanding
I have not seen the existing buildings - there didn't seem to be any photographs on the description page.
As above ,They have a secret facility feel to them . They are not welcoming and the site itself how it looks is not a good addition to the area . It needs to open up more
Yes
Again, as in my response to the first question it is not clear if it is only new build or you want use some existing buildings or knock some down. If you are talking about retention, then it seems to me the building to retain is the B-listed garage.
The appearance of a collections facility is of very little consequence. The most important thing is that it is visually accessible i.e. local communities and other audiences will be able to see it and feel part of it.
No
The surrounding area is a post-industrial mess. This will improve it.
I'm ambivalent

No strong views.
Yes, these buildings are great and link Granton to its Victorian heritage
Undecided
No. The buildings are built with function first, rather than appearance.
No.
beautiful
I think they are beautiful and well kept
Beautiful buildings. Very positive contribution to the area.
I do not know the area as it is too far from the city centre.
Madelvic House is an interesting building and worth retaining
not particularly
The existing buildings on Princess Street are part of the historic character of Edinburgh. They are also easily accessible to people visiting by train.
If sympathetically renovated, some of the existing buildings could enhance the overall facility
Current buildings are uninspiring. Better than wasteland, granted, but largely just sheds, with varying amounts of windows
I cannot see images of the existing site.
No
I don't know the area well but don't have a positive impression.
None
No, poor views of the sea
positive contribution
I don't know
With Morrisons next door?
Should be modernised and brought up to date
No idea - never been there. Is it reachable by bus?
An opportunity to use a historic building elsewhere is being missed
I think they are well planned and maintained and add to the overall feel of the exhibitions,
There are no buildings that merit special attention
The site would benefit by the removal of warehouse type buildings.
I haven't been.
not familiar with the buildings
Fine - quite subdued

Yes some of them do as this is essentially a post industrial site/area
None
Yes
Never been there
the existing buildings are hideous but could easily be improved - important to integrate a park.
I don't think they are remarkable enough to have any bearing on what NGS wants to do.
Not particularly
I've not visited the area, so can't comment.
The site is a blank sheet with the exception of the NMS collection centre and the Madelvic Factory. The latter is an eyesore, but, unfortunately, listed. The south façade could be restored but the factory building should be demolished. Otherwise there is huge scope to erect a custom built facility.

- 3.21 **Question 3** asked respondents if there were any existing features on the site they would like to see retained.
- 3.22 Madelvic House and the Madelvic Factory building were the main responses received in response to this question. Aside from these, a number of respondents didn't consider there to be anything on the site they would like to see retained.
- 3.23 All responses to question 3 are shown below.

The Madelvic House & Factory to be preserved. Provide pedestrian access from south in space between Lidl & NMS but main entrance on "Grand Avenue" - maybe proper public square here - service shared with B&M/Lidl/Others to south and well out of view. Enhance surrounding spaces not create lots more "left over space".
None.
Keep the existing office building. Keep the Madelvic factory façade but demolish the old factory building which is delapidated.
Car factory as transport museum.
Ref.Q2. If any other significant historical or industrial structures are present, it would be good to at least reference them. The whole area has an important and significant history both locally and nationally and part of the area regeneration would be helped by building on this heritage.
Madelvic House & front façade of factory. It would be nice to set up a small museum about the history of the site.

Madelvic Factory and House. The view of the Gasometer. Or at least an outdoor viewing platform on the roof of the new building for views of Gasometer landmark, the Forth Rail bridge, new and old road bridge and general panoramic views of Firth of Forth, Cramond, Fife, the Harbour, Edinburgh castle etc.
Can't remember but something kept relating to this areas past history.
Biodiversity interest could be incorporated into the design of the new building and surrounding landscape
Madelvic car factor
Maximise on the green space and increase tree or shrub planting. Introduce earthworks to help add visual form to the area and create windbreaks where families could play and picnic in good weather.
Car factory if it can be renovated - otherwise would be good to see as much green space as possible
No
Considering the proposal, no - I believe the proposed changes will only be of benefit / improve the existing site.
Not really. Sea views should be allowed for within the site and from W. Granton Road
None
No
NO
No
the historic parts
The redbrick Madelvic buildings
ALL OF THEM
No.
No
I am not that familiar with the site - I have visited the NMS archives and was very happy with everything I saw.
None
any listed buildigs and residential units
Not particularly
No
no

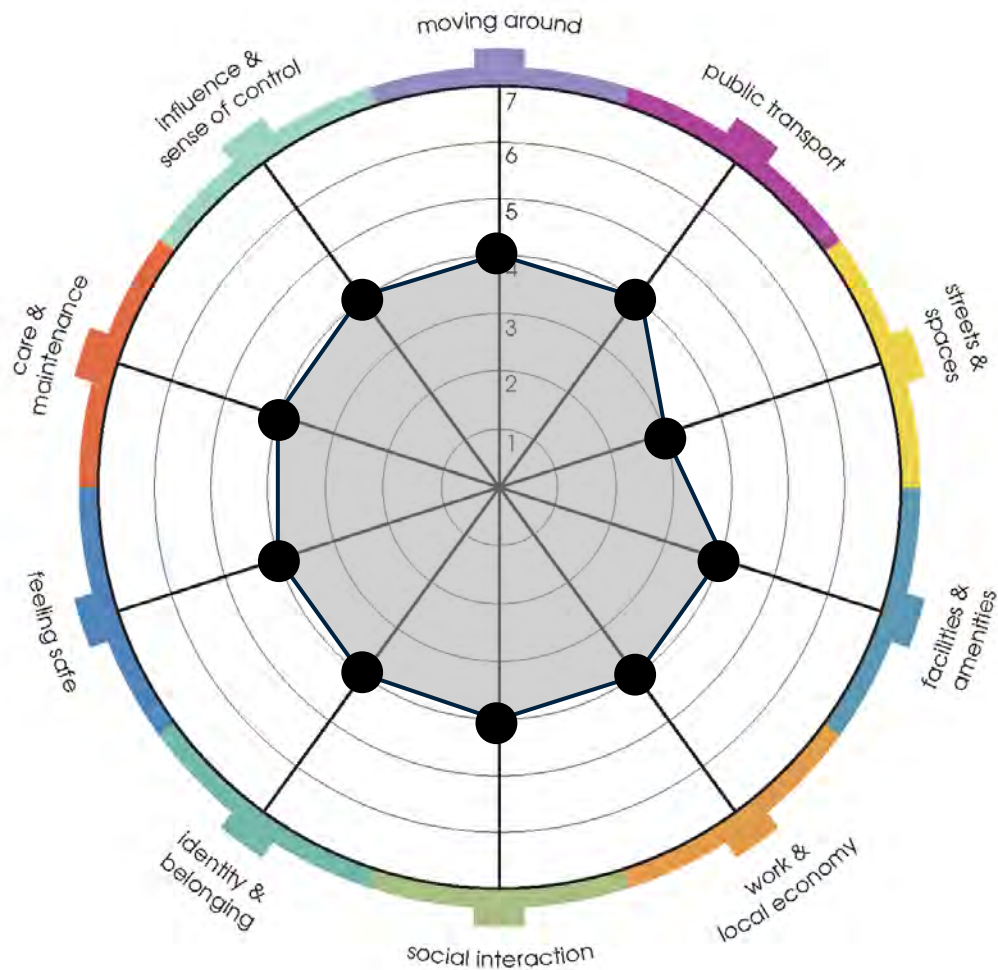
No
Not applicable question if the National facility was proposed for a better alternative site.
Do not know the site
maldevic factory
Have not seen the site
don't remember enough!
do not know site
I don't know it well enough to comment
Not really.
No
No
No
No
Not really.
Greenery
As above
no
The colour scheme is alright but it needs a rethink.
No
See above: the B-listed garage
parking?
no
No
No
Not particularly.
Madelvic House and the warehouse house behind, at least in part. I think the garden area could be developed in to an outdoor courtyard
No
No
No
the main site is really well laid out and i love the connction between the park and the

gallery
All
Madelvic House
no
The external appearance of the building - it is a fine piece of period architecture.
What am I missing?
Useful proximity to the NMS facility

Part 2: Evaluating the existing

- 3.24 The questions presented under this heading were intended to help us to understand the perceived quality of the development brief site at this point in time. The questions used were based on the 'Place Standard' tool developed by the Scottish Government, NHS Health Scotland and Architecture & Design Scotland as a way of evaluating 'how good is Our Place?'
- 3.25 The Place Standard tool requires the questions be answered using a scale of 1 to 7, where 1 means there is a lot of room for improvement and 7 means there is very little room for improvement. In line with the Place Standard guidance, a number of related questions were presented to assist respondents in considering their answer to each question.
- 3.26 Responses to the Place Standard questions, as an average rating, are presented below. This shows that generally the development brief site scored in the mid-range between 3 & 4 on all topics. There are obvious disadvantages with the use of average scores to evaluate a place. Therefore these scores have been analysed in conjunction with accompanying comments provided on the feedback questionnaire.

Place Standard Theme	Average Rating
Moving around	3.6
Public transport	4.0
Streets and spaces	2.7
Facilities and amenities	3.6
Work and the local economy	3.4
Social interaction	3.6
Identity and belonging	3.5
Feeling safe	3.8
Care and maintenance	3.5
Influence and sense of control	3.6



Place Standard Compass - Adapted from the Place Standard tool produced by the Scottish Government, Architecture & Design Scotland, and NHS Health Scotland

Part 3: What you can tell us

- 3.27 **Question 14** asked respondents what types of new spaces they would like to see on the site.
- 3.28 A number of types of new spaces were suggested in response to this question. These included the provision of publicly accessible spaces, both indoor and outdoor, with suggestions for these spaces to include café/restaurant facilities, open space for exhibitions, artwork and opportunities for learning. The provision of good quality green spaces was also sought, as was the provision of car parking to serve the National Collections Facility.
- 3.29 All responses to Question 14 are shown below.

<p>There is no local play park so that would be an asset - normal equipment and specific play sculpture.</p> <p>Sheltered sculpture park - must get away from the too big public spaces created by the waterfront project. These are not used, cold, windswept etc. New spaces must be human scale, inviting & inspiring - eg bits of Alnwick Garden - fun too.</p>
<p>Openness, permeability through the site, green spaces not hard surfaces.</p>
<p>Green spaces for humans and wildlife/biodiversity. Make most of south-facing viewpoint to create a nice piazza.</p>
<p>Community buildings/doctors surgery</p>
<p>Heritage park</p>
<p>Play space for children A maximum amount of green space Enhanced walking paths to link the site to the shore Small café/coffee house to encourage lingering - and involvement?</p>
<p>National Galleries Facility, parkland, preservation & use of Madelvic Building & history display. I've never heard of it.</p>
<p>Educational, reflecting the history. Community spaces.</p>
<p>Café, park/green space, education opportunities, gallery space, car parking</p>
<p>More green areas. The road always feel dusty and unclean.</p>
<p>I would like to see this as a major, inclusive attraction to Edinburgh residents and visitors offering new training and job opportunities in the area and with a building and landscape designed and implemented as an exemplar of sustainable development for other major development sites to follow through a process of local community engagement, designing with urban biodiversity, incorporating adaptation to climate change.</p>
<p>Gallery, shops. Something that provides benefits to the locals rather than just a big warehouse to store stuff.</p>
<p>Opportunity to creat social space and cafe facilities fo quality for nearby walkers/students/shoppers as well as those public visitors to site</p>
<p>In addition to the proposed archive, a cafe and public toilet would be great</p>
<p>Site shelter areas so public can meet and enjoy the area. A well designed public space with scope to do outdoor performance and to exhibit various art forms in the external environment. A series of plinths that create an attractive visual and walkable route through the site would be useful for display of national collections artefacts or other sculptors.</p>
<p>Green space to improve people's pride in the area, wellbeing and improve biodiversity and the environment generally</p>

traditional gallery spaces. Cafes
Spaces that entice and invite the public in the same style as the sites at Dean, The Mound and Queen Street.
Displays of artefacts not already in the Museums
I dont know if 1 is good or bad on your survey above?
outdoor eating area with water feature and sculptures
Visitor access for themed tours
There does seem to be the opportunity of creating interesting external spaces in which new, commissioned works of art might be displayed.
green space with trees
children interactive
Outdoor spaces, communitygardens/allotments (or some sort of community involvement in the green spaces)
Public access indoor spaces with changing displays of art and to hear lectures/discussions about work being done, works of art etc.
Along the archives / collections accessible for public viewing maybe a special - themed - display area, talks small auditorium, visitors toilets, drinking water fountain, some benches to rest on, children's activities/talks/workshops area. Maybe a safe visitors' bicycle/buggy shelter.
green space/garden, secure cycle parking, cafe, wildlife areas (nesting boxes, wild flower borders, wild bee hives etc)
open grass water features seating trees
Content with current plan
It would appear this question is prejudiced by development already located at the proposed site and by other agendas judging by the volume private house building and other unimaginative development and overall lack of vision. Trying to retrofit the proposed National facility into this site is wrong and not at all good Place Making.
garden sculpture
Sensory garden. Restaurant offering value for money and a menu to suit different income brackets.
Don't know anything about the site
walk through sites
Spaces for new and up-coming artists. Hidden gem gallery for collection pieces. Cafe.

<p>Essential to have plenty of car parking spaces. Pointless to have excellent materials and resources if travel to the site is inconvenient...parking is especially important if spending lengthy periods of time at the site. A good quality cafe is also essential.</p> <p>Lots of car parking!! Pointless having excellent materials and resources if it is inconvenient to travel to the site. Especially if one intends to spend lengthy periods of time there. A good quality cafe would be essential.</p>
Exhibition space designed - unlike the main Gallery has become - MAINLY to enable proper viewing of the works displayed
Exhibition space. Space to enable a work of art which lies in storage to be viewed.
Surprise me
Useful spaces for study and viewing artworks, as well as good spaces for staff to do their work.
Visual Art spaces, Public Art teaching space
Space for research and better organisation of the work
Good open space . An outdoor and indoor quality cafe. Wide open exhibition spaces for Big pretigious exhibitions
Not much idea, but some social space like a cafe
cafe and display areas, activity spaces and areas to view stored works
There are no public attractions there now.
Cafe/ restaurant
An arts hub with a community focus in Madelvic House, with a cafe located there that would be open to the public and the NGS staff and visitors. Ideally there would be a glass walkway between Madelvic and the warehouse behind.
I think the provision of public spaces is key. The features I would most like to see are a library space (with a focus on art history) and a sculpture garden.
It seems to me that the principal use for this site would be for conservation and special trips but not as the National Gallery of Scotland.
viewing points to see restoration work under way - through glass?
Coffee areas / places to explore the story behind artworks and painters
Managed public and garden areas
Good cafes, shops, exhibition spaces, artists hubs, printmaking facilities, art house cinema, places for children.
more child/family friendly opportunities
a studio for an artist residency - practice led research

Digitisation means that the collections should be on a destination site as scholars can see images online
Good cafes and restaurants, areas to sit and rest, lots of toilets.
Open spaces within the site
Workshops, visitor centre, local history exhibitions, cafe open door policy of art stored for a number of years
Open public spaces both internal and external
More light filled spaces
Cafe. Education/workshop space. Library/consulting rooms. Meeting rooms (possible venue hire/external revenue)
art studios for community based art, education rooms (e.g., lecture theatre)
There is a vast opportunity to build a customised facility for storage, renovation, viewing and education. The new build should have green spaces, walkways and other facilities to make it more attractive to visit, i.e. other types of galleries, a restaurant and cafe.

- 3.30 **Question 15** asked respondents how they would like to move through and around the site.
- 3.31 A number of respondents sought the general improvement of connectivity through the site, linking to attractions/destinations in the wider area including Caroline Park House and the existing cycle path to the west. Some respondents also sought the introduction of a north-south route linking Waterfront Avenue and West Granton Road.
- 3.32 Some respondents also highlighted the other sites in the locality having a tendency to secure their site with fences to the detriment of permeability. This was noted as something the development brief site should aim to avoid.
- 3.33 Other comments included prioritising the pedestrian over vehicles, the incorporation of places to sit and to shelter from the elements, and the separation of service access from pedestrian/cycling routes.
- 3.34 All responses to Question 15 are shown below.

Actually I think the board were rubbish: very little information, very small scale - I had to kneel to see or pick up the boards - where on the boards did the show " a no. of opportunities for development of spaces" - just an inappropriate outline on the much bigger site outline.
North-south pedestrian & cycle link between Waterfront Avenue & West Granton Road shops Loads of cycle parking The site should connect on all sides to the cycle path (west), Waterfront Ave (north), shops (south)
Walking

Make as many through routes for pedestrians and non-car users as possible. Create a hub (town square) for public transport (good shelters, frequent service to city), coffee shops and sandwich bars etc. - with trees, benches, green spaces.
(walk)
Parking?? (sorry!) Links to the Walled Garden, Caroline House, etc.
Walkways with good lighting. Seating with tables. Decent landscaping. Connection to the foreshore and other park land.
Well lit pedestrian walkways & cycle paths. Carpark near entrance to site (so not invading the site but stopping need for visitors to park in neighbourhood)
Don't visit often (worked there 50 years ago) and walked all over and felt safe then. A village atmosphere.
I would like stairs and lifts to be accessible to disabled users.
As a non local resident I would like to access the site by bike from the existing bike track network
Don't know enough to answer
Unsure
The optimum would be to have an open site with no fencing so that it could be regarded as a parkland facility which added public benefit to the overall amenity of the area.
Walk and/or cycle with interesting things to encourage you to stop and look - sculpture, trees, plants, maybe information boards, places to sit, places to view the surrounding area (maybe a view of the sea and foreshore?)
walk
In a way that is both interactive, accessible to all ages and those with physical disabilities.
North- South connections between Waterfront Avenue and West Granton Road are key. Better pedestrian and cycle connectivity should be a key aim for site redevelopment
Pathways with access for children and disabled
good signage - easily seen NOT B & Q - up in the air!
easy walking routes
Good footpath access, better links with cycletracks and greenspaces nearby.
mix of walk and internal transport
on foot or by bike
Happy as it is

I really do wonder if this template is fit for purpose. How do I want to move through a site for which there are the vaguest proposals of...indoor, out door. I assume there will be lifts, so I don't get this unless you imagine people have time to work out the possible flow of the building, without the info to let them do it sensibly.
on foot / walking, as the buildings are fairly close to each other and considering the immense value of the collection probably the safest option too. Should be wheelchair/buggy friendly though.
On foot or by bike
walking
Might be issues with Passivhaus design due to many people moving around?
Nothing I can learn from the information available demonstrates any potential for connectivity, accessibility, Place Making or urban design which accepts people first on the transportation hierarchy.
walk or bus between nms facilities
Clockwise. Access for pedestrians and disabled people.
See above
walk
I'd like it to be as open and light as possible with great disability access
Pedestrian access should be uncomplicated.
In a logical way, i.e. one which is based on chronological and 'school' principles
Never go near that area
Walking mainly
Not sure.
Walking from area to area, each having clear text and descriptions, good colour and light essential, friendly welcome, want to feel safe travelling into and out of the arts facility with smart technology advising on bus times etc, good web site and comms policies on upcoming events
Don't know
No strong opinion on subject
I would like it to be disability friendly with an easy to follow route colour coded perhaps.
On foot
on my feet
On foot
Walking

The walkway could link the 2 main buildings and the courtyard garden could be expanded to provide growing space and outdoor cafe/workshop space.
lifts and moving walkways
I would like there to be gardens and open internal public areas such as a library and seating areas
the site is absolutely fine as it is.
eh? on my feet
I would like the opportunity to sit when I view artworks. Standing becomes so very tiring.
On foot only - pedestrianise it (and no bikes on site!)
By walking
walking
foot - presume disabled access catered for?
walk
walk
See above
walk or bus
On foot
Wlak
Walk
walkways
Easy to follow your without it being like a rabbit warren. The opposite of IKEA.
walking
The north side could have an access point, using the slope for steps and disabled access; between the NMS site and Lidl - a side entrance; Granton Park Avenue could have vehicle access, a car park, a main gate and reception centre, walkways and (separate) cycle ways would make for ease of access.

3.35 **Question 16** asked respondents what aspects of the development brief site and surrounding area they considered important and which should be a consideration in future development proposals?

3.36 All responses to Question 16 are shown below.

Opportunity for symbiotic relationship with NMS facility - exhibitions together - share café/restaurant - conservation studios & collections open for viewing - share dedicated transport links to city centre (perhaps in reproduction Madelvic Carriages! Only joking!)

<p>Accessible Madelvic Factory Decent cooked breakfast Room for public art to be shown</p>
<p>Part of the site would be an ideal venue for a Transport Museum. A new, purpose building which incorporates the façade of the old Madelvic works would attract footfall to the local area and provide employment opportunities.</p>
<p>Definitely restore the car works as artists, craftsmen work spaces. Great to have creative people working next to the Gallery site.</p>
<p>Some form of accessible, green open space to encourage local outdoor activities - fetes, fringe events, local market - people should be encouraged to use the space, and to pass through it with purpose. Wooded areas? A "croft" like Leith Links croft?</p>
<p>Trams may not come here for a long time if ever. Should concentrate on bus routes.</p>
<p>This is a chance to build something which has local and national value. A hub. 1. The building, environment and facilities constructed must be somewhere that a broad selection of people will want to come to. 2. A good café, meeting places, education facilities, information highway links, good landscaping 3. Proper links to local and national institutions colleges and universities but also local history and preservation groups. 4. Develop education opportunities around the local historical treasures that are here, research, walking tours, tourism, art and leisure, skills.</p>
<p>Public access Café to encourage public to visit Engage with surrounding community & not give elitist imagine that acts as barrier to entry for local community. Green space designed to help insects & birds.</p>
<p>I've covered most of this section by way of my previous answers. However to elaborate on making the facility attractive, other attractions would have to be introduced. If the Madelvic Factory is to be retained (after extensive renovation) the historic association with transport would lend itself for a heritage centre of Edinburgh's transport.</p>

3.37 **Question 17** asked respondents if they had any other comments/wished to elaborate on any of their previous answers.

3.38 All responses to question 17 are shown below.

<p>I hate the disposition of the shape shown below if it represents a building - no relationship with anything particularly its neighbours & adjacent roads footpaths etc. It can't be built like this! Lots of horrible triangular left over space.</p>
--

The new facility should be as open as possible and as modern as possible.
Use Spike Island as a comparable example in Bristol for art. Old Chain Pier/Loch Fyne style pub/restaurant in Madelvic Factory 20mph on Granton Road please
A draft proposal for the Transport Museum will be lodged separately.
Open for schools, community groups, local photographs
Will have to tour the area soon.
I would have liked more notice about the consultations on 5th and 8th March, I only received the invitation a few days beforehand.
I understand this is to be a phased development and there is therefore potential for temporary or medium term use of the site for local initiatives and possibly to create a landscape which could form the green infrastructure of future development
Would like the madelvic or other part to be made into an exhibition or gallery for visitors to come to this part of the city. Also the north side of land will border waterfront avenue, this should look attractive for residents or passing members of the public i.e. Not having the back of buildings fronting onto the street with air con units. Also, if the building are not tall and blocking light or views over the city.
If it was possible to create areas suitable for play, health and educational benefit as integral to the design scheme that would all add to the ambience and functional enjoyment of the site. Established trees would create an attractive setting, either as boundaries or to line pathways across the site. Cycle huts or places to securely store bikes, etc, would be very beneficial. Low lighting across pathways would help the sense of security and could make an interesting visual effect. Build in several places to be able to attach outdoor amplifiers and points to charge electric bikes and cars. A place for digital technologies. Maybe a series of pavillions or changing mobile structures.
The land at the moment is derelict, ugly, unwelcoming and feels unsafe. It would be great to move scores to the other end of the scale. I am also very concerned about the environment and see this kind of development as a potential showcase for how you can make a site beautiful, welcoming and good for the natural environment at the same time. Suggest you seek advice on ways to improve biodiversity, that would also be lovely spaces for people. There is a proposal to create an interactive walk in the area, with places to stop and use an app to find out more about how that spot was used and looked in the past. Tying in with that project might allow a means of directly connecting with other sites of interest in the whole Granton area.
Pictuires not piles of bricks pleaswe
I thinking is important to engage with the public and make the most of this opportunity to promote the accessibility of the galleries to younger generations.

<p>A view analysis should be undertaken as a starting point to inform placemaking, siting of buildings and decisions on building mass. Landscape design and use of topography should be key to ensure accommodation of large buildings. As a public body, NGS should demonstrate use of green roofs on large buildings- further advice available from the Scottish Green Roof Forum etc.</p>
<p>I feel this is a poor survey need to be updated</p>
<p>The basis proposition seems sound; the devil is always in the detail. One issue is the strange, irregular shape of at least one boundary - difficult to define, design and secure?</p>
<p>An important historic environment and neglected stretch of cycletrack could be linked with the inland cycletrack network and biodiversity enhanced with good planting. Friends of Granton Castle Walled Garden would like to see the site of the demolished castle and the remaining walled garden signposted with good interpretation to help walkers and passers by understand where it stood, and its cultural significance.</p>
<p>I feel this are sorely needs some investment of this type. So far investemtn has been in housing with providing any facilities for the new and existing communities living there. it is a sorely underdeveloped area but has excellent potentila given its proximity to the waterfront and the forth.</p>
<p>I'm not familiar with Granton. I hope I will have easy access to it from my hotel in New Town. I spend a lot of time in the National Galleries when I visit the city.</p>
<p>Given the area's industrial past it would be great to give nature a helping hand in this redevelopment</p>
<p>In whose interest is the proposed development? Local communities? Edinburgh Citizens? The people of Scotland. The Private Sector? The proposal needs a rethink?</p>
<p>I am utterly perplexed. The survey began by asking me about the Scottish National Collection. I would willingly give my opinion on this. But I know very little of Granton, other than that my partner's motorcycle was stolen and written off up there. I think it would be folly to move the Collection to Granton - far from your main source of income, namely tourists, visitors and others interested in fine art.</p>
<p>Granton has not had a reputation for being the best part of Edinburgh to live in. This new project should help people from less privileged backgrounds feel included/involved and encouraged to contribute. This project could offer job opportunities to those who otherwise might not be included in the Arts.</p>
<p>Not relevant</p>
<p>we like the transport museum in London layout</p>
<p>I love the fact that this is in Granton, providing an 'art-link' between the city, the river and Edinburgh's industrial north</p>
<p>I find the scoring scheme in this questionnaire/survey ambiguous! To make my answers plain, please understand that where I have ticked the number One, my response is NEGATIVE.</p>

<p>I am happy to participate in this, but I would much rather have an opportunity to encourage the Gallery to undo the disastrous current arrangement of the collection in the main gallery which the last director turned from a place of real and intelligible access to the jewels of the collection into a Victorian theme park with nil regard for the intelligent needs of the viewer/student of art - and as little respect for the collection itself. I have waited decades for the man to leave and for there to be a chance that the collection could once again genuinely serve its contents and the public. PLEASE, please address this as the first and most pressing priority and restore to us the glories of a properly accessible and truly wonderful collection. It was last a delight to use when I was a student of history and art history at the university.</p>
<p>Not the place for our National Art Galleries to be involved</p>
<p>The plan is not of a good enough quality to read on-line, so most of my answers are best guesses</p>
<p>PLEASE make it easy for people to use this site who can't take a car! It seems isolated and desolate, and there needs to be transport between this and your museums</p>
<p>I have no knowledge of the site hence answers are not much value. But I strongly support the aims of the project.</p>
<p>I found the rating question very confusing</p>
<p>No having been to the site or seen adequate pictures of the area I, very unfortunately, find it really impossible to answer the questions usefully though I would like to because this is a very exciting project.</p>
<p>I cannot see this site being easily located/ visited by those who live outwith Edinburgh. For me who loves the portrait gallery and the National Gallery it is not an attractive proposition</p>
<p>I think this should aim to be a world class site. That hights and specifically promotes Scottish Art.</p>
<p>I am very interested in Scottish Art and history. I visit Edinburgh frequently but am not familiar with this specific area and cannot answer a number of these questions</p>
<p>I own a flat in Corinthian Quay and so I want to see the area regenerated!</p>
<p>Granton is not viewed particularly as a destination for visitors. It is not particularly well served by public transport. I am unlikely to visit the new facility as a result.</p>
<p>Having a vibrant community of artists studios and community events would fit well with the NGS mission. It could also raise artistic and creative ambitions locally. Links could be made with North Edinburgh Arts.</p>
<p>From your description I am uncertain as to whether this will be fully open to the public in the way that the museums in the city centre are will the emphasis on research and conservation be of most concern? Will there be open storage areas or will the space be treated as an additional gallery space?</p>
<p>I think the idea of establishing this facility as a Passivhaus is very exciting, and there should be some kind of exhibit on the building's architecture incorporated into the space.</p>
<p>I come in from Berwick upon Tweed and can envisage no occasion when I would go out to this site.</p>
<p>Appropriate public transport links to City Centre and galleries will have to be created</p>

I don't have enough information from your website to form a view.
Previous access by appointment and restricted access hours were unfriendly
would like a bus stop at site clearly named
You are requiring too much research or assuming I know a great deal about the site...a very poor survey!
I just wish to make the comment that it is hoped that the design of the new complex is of a very high standard architecturally which fits into the area which has at the moment s feeling of neglect, despite the new rather ugly buildings that have been developed.
I would like to be able to access the new site easily and, as an interested member of the public, feel that there was a reason for me to come.
Last century thinking on the archival problem
monthly exhibition of at least one piece of art not on public view for many years
There is no information on the impact on existing conservation services within the existing museum network. Will any storage facilities and conservation services in other museums and galleries be reduced or changed when this project is initiated? Has a cost comparison / analysis been done to source alternative less extensive and expensive sites for this new service facility? Have funds been secured for this project and from where?
See enclosed proposal.

4. Workshop – Format and Feedback

4.1 On 7 March 2016, NGS hosted a stakeholder workshop with the assistance of its planning consultants GVA James Barr, and Lesley Porteous, Planning Officer at the City of Edinburgh Council. The two hour workshop was attended by nine members of the community, including representatives of the Granton Improvement Society, Granton Hub, North Edinburgh Arts, the Royal Botanic Gardens, West Pilton/West Granton Community Council, as well as other interested individuals.

4.2 Robert Newton of GVA James Barr conducted the workshop, introducing the site and context and the National Galleries of Scotland's ambitions to build a new National Collections Facility on land south of Waterfront Avenue, Granton. Round table discussions, using the feedback questionnaire as a guide, were then encouraged.

4.3 A variety of views were captured as part of the workshop exercise which we have grouped under the following headings:

- [Development brief site & context](#)
- [Vision](#)
- [Existing Buildings on Site](#)
- [Facilities in the Area](#)
- [Safety](#)
- [Links with the Community](#)
- [Landscaping](#)
- [The Proposals](#)

4.4 Analysis of the feedback gathered at the stakeholder workshop is presented below under the above headings.

Development brief site & context

4.5 Permeability of the development brief site was of particular relevance to the participants in the workshop. There was a perceived north/south divide between the new community of Granton Waterfront and the existing communities in Granton which was stopping people crossing down into the waterfront.

4.6 The creation of a new north-south route through the development brief site was therefore considered important amongst participants. Exploration of opportunities to include land outwith NGS ownership to implement this route was encouraged.

- 4.7 In terms of access, participants noted the importance of the site to be perceived as welcoming with fencing being used only where necessary (e.g. at loading bays), this would ensure the site remained permeable.
- 4.8 On the whole, participants considered the site to be fairly accessible, with good existing walking, cycling, and bus routes in the area. Parking, however, was perceived to be the exception with further provision in the area required, particularly for visitors to the new facility.
- 4.9 Although existing cycling provision was considered to be good, difficulties with accessing the cycle path at the junction of Waterfront Broadway/West Granton Road at Morrisons.
- 4.10 Opportunity to link development brief site with adjacent greenspace to the west, known as Madelvic 7.

Vision

- 4.11 Participants emphasised the importance of having a long term vision for the site (10-15 years) to maximise opportunities for the area in the future. Opportunities to build on the area's heritage including the claimed first purpose built car factory in the world. The NCF should create a destination in Granton, opening up opportunities for tourism and generating employment.
- 4.12 Participants also encouraged a strategy to engage young people in the facility and into art more generally. Links to local education facilities, including Edinburgh College (formerly Telford College), through the use of apprenticeships or similar.

Existing buildings on site

- 4.13 Workshop participants were keen to link the area's history to the development brief site, including the area's electric car heritage, noting that Granton's history was not well known.
- 4.14 It was noted that the Madelvic Car Factory is a listed building, and has been the subject of a number of planning applications regarding its alteration/demolition.

Facilities in the area

- 4.15 Participants reemphasised the divide between new development at Granton Waterfront and the existing community. It was noted that there was a perceived lack of facilities/amenities in the area.
- 4.16 Some participants sought the inclusion of ancillary uses to the NCF within the development brief site, including a café or a hub for businesses which curate events (e.g. Westergasfabrik in Amsterdam). Important to include uses which keep visitors in the area for longer.

- 4.17 Participants considered it important to know what was going on in adjacent development sites, including Forthquarter and the Central Development Area. Uses should be complementary where possible.
- 4.18 Participants also highlighted the opportunities for the arts within the development brief site, noting the number of organisations within Granton linked with the sector who are looking for accommodation.

Safety

- 4.19 Participants noted that the perception of Granton from outside the community was generally negative, even though crime had reduced substantially. It was considered that the NCF project presented an opportunity to change this perception for the better and act as an attraction to draw people into the area.
- 4.20 The future design of the NCF was also considered an incredible opportunity to address Granton's reputation.

Links with the community

- 4.21 The community noted previous experiences with development had left them disappointed, hoped that the NCF project would be different. Participants highlighted the need to engage with the wider Granton community with the help of the stakeholders present at the workshop.

Landscaping

- 4.22 Participants urged the development brief site to embrace opportunities for climate adaptation, SUDS, green roofs and for the landscaping to be cohesive. Opportunities for the development brief site to incorporate meantime uses, for example through the 'stalled spaces' initiative, meantime play spaces and growing projects.

The proposals

- 4.23 Participants emphasised that a holistic approach was needed, with permeability between facilities so people can move around the area. Flexibility of spaces was considered important for vibrancy and to future proof the proposals. An overriding theme was required to bring future uses together in a cohesive manner.
- 4.24 Temporary uses were again noted as being important to consider when designing the facility. Landscaping was encouraged to be flexible enough to allow for installations, e.g. by installing plinths for pop-up uses/artworks.
- 4.25 Participants also sought the inclusion of places of shelter within the site, noting a lack of this in the area with the nearest place to hide from the elements being at Morrisons.

4.26 There was a lack of consensus over the appearance of buildings on the site, with some participants seeking an iconic structure, whereas others sought something in keeping with the coastline location. Some participants urged it to be exemplar but not iconic.

5. Other comments

5.1 In addition to the consultation events detailed in previous sections, comments relating to the NCF project were sought from both adjacent land owners in the local area and other interested parties. These are detailed below.

EDI Group

"Thank you for presenting your exciting ideas for your new National Archive facility to the Granton Waterfront Subgroup meeting and sharing your presentation with us. You asked for feedback on:

- *A supporting statement for the vision*
- *Impact on surrounding development*
- *Any comment around tangible links to your development*
- *Any linkages with existing space/ services within the wider area*

Statement

EDI fully support National Galleries aim to make their new facility a destination for visitors as well as a storage and research/restoration facility. We welcome your proposals to include a café, library, specialist exhibition area, sculpture trail and plaza.

National Galleries stated you were looking to provide an exemplar design in terms of the buildings sustainability merits and passivhaus credentials which is to be welcomed. EDI encourage National Galleries to strive for a creative and desirable building and spaces as an aspirational place.

Impact on surrounding development

The building should make an architectural statement given the prominent frontage to Waterfront Avenue. It should be a high quality design and not a box. There is a need for functionality with storage but there is an opportunity to enhance the more functional areas though the public facing elements to create an aspirational place and a positive impact on the surrounding area.

Tangible links to our development

We welcome the open nature of the facility without a boundary fence which creates an improved environment for everyone who interacts with the building. EDI have land adjoining the development site known as Madelvic 7 which is currently proposed to be landscaped adjacent to the public facing part of your development. There is an opportunity to discuss how this might interact with your development.

Any linkages with existing space/ services within the wider area

EDI are engaging with a community group formed in relation to our adjoining building at Madelvic House. They are currently running a series of art based and local historical events which it is hoped will lead to a more permanent arrangement to let space and provide community facilities with an art based perspective. There is an opportunity for synergy and engagement with National Galleries that could be explored with the group."

Mark Harris, Head of Development – Regeneration, EDI

Edinburgh College

"Edinburgh College warmly welcomes the proposed new National Collection Facility. As very near neighbours it will provide a unique and exciting opportunity for our creative arts students studying at our Granton Campus to view and study works of art in a way that will really enhance their learning."

Annette Bruton, Principal Edinburgh College

"We believe that Edinburgh College plays a key role in the economy and the community in Granton having one of our campuses at the heart of the area. The National Collection Centre will bring important further potential to the area and support economic growth. It will help build the kind of community environment that our students and community will really benefit from."

Ian McKay, Chair, Edinburgh College

Economic Development - CEC

"• Waterfront Avenue is a fairly unwelcoming street at the moment with the developments all set back from the road and no active frontage. I'd see the entrance opposite Saltire Street as being quite crucial in terms of creating a sense of arrival for people alighting from the tram.

• It's hard to say just from the plan but could the pedestrian link between the Museums and Galleries buildings potentially be a challenging space to manage given the multiple right angles, etc? I'm just trying to picture how it would look in the evening when the buildings are empty.

• Generally it would be good to have some more north-south permeability.

• Will the retail outlets have good visibility? How would they be serviced?

• On the car factory, obviously we've spoken about the potential for the Council to take on the development of this site. Very happy to discuss this further if NGS are interested."

Kyle Drummond, Senior Economic Development Officer, Business Partnerships (and Investor Support), City Strategy and Economy, The City of Edinburgh Council

University of Strathclyde

"The National Galleries of Scotland collection is by far the most significant in Scotland for comparative research of wide variety of art works. Access to this collection is vital for much research in art history, technical art history and conservation science; which academics and

practitioners depend upon. The NGS also houses specialist analysis methods, such as micro-fader technology which is creating new fields of study for researchers in conservation science and more broadly in chemistry. The arrangement and layout of instruments and works is important for both visitor engagement and research activity. Developing and continuing research on the collections will have a strong, positive impact on visitor engagement"

Dr Andrea Hamilton, Director of Research, Civil and Environmental Engineering at the University of Strathclyde.

6. Conclusions

- 6.1 The National Galleries of Scotland has undertaken extensive consultation with the local community and key stakeholders to inform the production of a development brief for land at Waterfront Avenue, Granton.
- 6.2 This report has set out details of the community consultation process undertaken by NGS and the project team. Where, over the two events (covering three days), a total of 84 people attended and 136 feedback forms/online survey responses were received. This is considered a good response rate.
- 6.3 The feedback received and detailed in this report will be used to shape the development brief for the site.



Note of Workshop

Title: Workshop with Granton Community Stakeholders – National Collections Facility

Date 7 March 2016

Held at: Madelvic House, Granton Park Avenue, Edinburgh

Present: Ian Hendry – National Galleries of Scotland
 Lesley Porteous, CEC Planning
 Leona Alexander, Botanic Gardens, Urban Biodiversity Project Officer
 Wendy Wager – Chair of Granton Hub
 Louise Knight – Granton Hub Secretary
 Willie Black – Granton Improvement Society (GIS)
 Barbara Robertson – GIS / Granton Hub
 Ms Dovina - GIS
 Ross McEwan - GIS
 Kate Empress – North Edinburgh Arts
 Shaeron Averbuck – Community Artist
 Rob Newton – GVA James Barr
 Michael Nelson – GVA James Barr
 Meg Nelson – GVA James Barr

1.0	INTRODUCTION
1.1	<p>RN welcomed group and set scene. Introduced the National Galleries of Scotland’s (NGS) intention to build a new National Collections Facility (NCF) on land at West Granton Road. NGS and GVA (planning consultants) have already discussed the idea with CEC Planning Lesley Porteous and agreed that it is appropriate to first produce a Development Brief before a planning application is submitted. The brief will address the site and its surroundings, and identify a series of development principles which will guide the actual proposals. The brief will be endorsed by the CEC Planning Committee.</p> <p>This workshop is part of a public consultation exercise which also includes two drop-in events (5 and 8 March 2016) at Granton Hub, in order to gather feedback from the community in respect of their aspirations for the site and potential constraints.</p> <ul style="list-style-type: none"> • 37 people attended the event on 5 March • 38 people attended on 8 March <p>RN distributed the feedback form (based around a Place Standard assessment tool), and asked attendees to complete and return afterwards.</p>
2.0	BRIEF SITE AND CONTEXT
2.1	<p>RN identified the brief site land which Scottish Government have acquired for the facility, on a display board. LP encouraged the group to think wider than its boundary line, particularly in respect of movement, as the brief will address how the area can best fit into its surroundings.</p>



Note of Workshop

Permeability - RM, WB and WW highlighted the existing north/south divide between the new flats and existing community to south in Granton which stops people crossing down into the waterfront. It was agreed a north/south route through the site was important. Could try to encourage Lidl to assist with this, as WW noted there is an existing informal connection through Lidl's back gate onto West Granton Road.

- 2.2 Access - IH confirmed the new facility will comprise one building only, with just the deliveries area fenced off, so people will be able to walk around it. LP noted it is important to be welcoming.

WW noted existing walk, cycle and bus routes in the area are good but parking is a total nightmare - significant car park is required for visitors. NCF will be nice to cycle to.

RM noted the difficulties with the whole junction at Morrisons, where accessing the cycle path is appalling. There should also be a piece of public art there.

Adjacent green space - How will the triangular green space to the immediate west of the site interact with the proposals? It has a role to protect the view of Caroline House, but is flat and could be opened up.

3.0 **VISION**

- 3.1 KE asked what National Galleries' vision for the facility is and its expected footfall. IH confirmed it is to have all the artefacts in one place in an environment where they can be looked after, and can be lent out more frequently. The idea is for people to experience art in a different way, where they can see people working on the artworks, restoration etc and there will be educational staff too. It will not simply be a storage facility. We assume people will want to come and visit, optimistic.

WB urged group to have a 10-15 year vision and maximise opportunities for the future, not recreate mistakes. eg Madelvic Car Factory being the first purpose built car factory in the world (with electric car heritage), tourists and buses coming to Granton, extend Gallery bus route, tie the city to the shore, cruise liner potential. NCF must create a destination for Granton and/or be an employment generator, which we can be proud of.

Opportunity to engage local young people with working in art. Potential to link with schools, Telford College could start an art handling course, explore apprenticeships with Edinburgh College.

4.0 **EXISTING BUILDINGS ON SITE**

- 4.1 WB keen to link the area's history to the project - eg electric car heritage, Granton Hub facility. These buildings are listed and Historic Scotland refused their demolition in 2013. WB noted they have been doing some local asset mapping, including Madelvic House, station building and gasometer.

WW asked if NGS had any plans for the Car Factory, and IH said Scottish Government want to pass it on for community use and facilitate that before it falls down. The right people and money are needed around the table for that to



Note of Workshop

happen though, and it's a separate matter to the NCF project. WW said one of the problems in Granton is that people are always just waiting for things on hold to happen. And it is a real shame that Granton's history is not well known.

5.0 FACILITIES IN THE AREA

5.1 WW noted as well as there being a big cultural divide between the new flats and existing community, there are no facilities / amenities in the area which is a huge failing at the minute. No cafes or shops.

WB suggested there would be benefits of bringing a building here, even a modern building with some feeling about it that would bring people in.

KE suggested a hub for businesses which curate events eg Westergasfabrik in Amsterdam (former gas works, now a cultural venue). Something which keeps you going in between the beach and the Sculpture Workshop's café.

RM said it was important to know what's going on in the Station building, Walled Garden proposals, Gasometer, space for film/theatre, cinema etc. LP confirmed discussions with National Grid (gasometer) are running in parallel. WB noted the sudden stop and now sudden start are difficult to get to grips with.

Opportunities for the arts – BR said there are lots of big organisations in Granton who are linked with the arts and some need facilities (eg Screen Education Edinburgh). KE said there's an opportunity for other national institutions here, with NCF leading the way. She also noted a lack production space in Edinburgh.

SAFETY

WB noted crime has dropped right down in the area yet outsider's consideration of Granton is still negative. WW considered the NCF project would be very beneficial for Granton's identity, have a beneficial effect on people's perception of Granton and would bring people here.

LK said the design of the NCF is an incredible opportunity to address reputation and improved permeability in the area.

There are lots of empty spaces in the vicinity which feel a bit scary to walk on at present.

LINKS WITH COMMUNITY

WB stated the community were promised a lot in terms of NMS complex, but had been disappointed. 'You need to bring the wider community with you. We can help but we're not the total answer.'

SA referred to previous schemes and questioned their status. IH confirmed these initial proposals were to generate a cost, and stated NGS will need to reassess their needs.

LANDSCAPING

LK urged NGS to embrace opportunities for climate adaptation, SUDS, school children site visits, green roofs and for the landscaping to be cohesive. LP said



Note of Workshop

green spaces were an important issue for the brief to address. WB and RM also asked for flat, green rooves.

LP said CEC are looking for your ideas and examples from Europe. Tell us what we need here in the local area. We want to make this a space which feels good, where people want to come and which teaches us about history. KE continued the theme, seeking to get a 'culture of use'/cultural planning going at the brief area, for example through the 'stalled spaces initiative,' 'meantime' play spaces and growing projects (horticultural heritage here is quite strong).

THE PROPOSALS

IH described the proposals as being like bringing stuff into your living room out of the attic. By phase 7 of the project we would have the whole Conservation Department based in the facility, also curators, and the facility would be the hub for distribution and lending of artworks. This would enable the galleries elsewhere to increase their amount of exhibition space. As a significant employer, 150-200 people would work here. As noted above, there are local opportunities for Edinburgh College students to do catering in the building, and for starting courses on art handling. A photography gallery might be an idea.

In terms of facilities, IH said he didn't want to duplicate / jeopardise what's already planned (eg café). However group considered the population of Granton is due to rise significantly so would justify a café, and duplication is not always a bad thing. WB said they were engaging with the College regarding their long term plans.

KE emphasised a holistic approach is needed with permeability between facilities, so people can move around the area. LP agreed places / spaces need to be flexible for future uses, though KE said the area does need to have an overriding idea - it can't all be pop-up uses.

SA said opportunities for temporary uses should be kept in mind in terms of landscaping eg plinths for placing varying artworks. Also noted there is not much shelter in locality, and its a long distance from Morrisons café - perhaps open pavilions? WW referred to pretty wooden shelters she had seen elsewhere which might work here.

The group said they wanted to see as many active uses as possible. Fruit trees transplanted within the site, and skate park were suggested. Any community benefit could go towards reusing the gasometer eg Ruhr Valley Gasometer Oberhausen exhibition space.

IH said NGS were pretty keen for the building to be PassivHaus, designed from the inside out. It will be exemplar but not iconic. The link to the electric car heritage could be key.

WB said appearance should be in keeping with the coastline.

APPENDIX 2 (iii)

Consultation Responses from CEC service providers

City Strategy and Economy	<p>City Strategy and Economy welcomes the prospect of the development of this strategic brownfield site and the prospect of additional employment for an area of deprivation.</p> <p>A meaningful quantum of public-facing elements is desirable to animate the area, with two areas in particular viewed as a priority: the safeguarded tram halt opposite Saltire Street, which will form the natural point of entrance for visitors to the area and where it is desirable to create a sense of arrival, and the southernmost extent of the plot Madelvic 5-6, where public-facing elements could complement the convenience retail park occupied by Iceland, Lidl and B&M and the small retail parade at the eastern end of West Granton Road .</p> <p>It is desirable to improve permeability across the site: in particular, north-south permeability between West Granton Road and Waterfront Avenue. A key consideration is that the area is currently quiet at night and the lack of residential units means this is likely to remain the case; as a result, consideration must be given to the safety of people moving across the site.</p> <p>It is desirable that proposals be brought forward for the Madelvic Motor Factory, to include National Galleries of Scotland’s strategy for the building – restoration, demolition, or divestment – and a timeline for this action to ensure the Factory does not remain derelict indefinitely. It is noted that previous proposals for the restoration of the Factory assumed that parking associated with the Factory would be accommodated elsewhere on the site as part of a holistic regeneration. If it is anticipated that the redevelopment of the Factory will take place separately, then it is recommended that the land immediately west of the Factory be safeguarded for parking, servicing, and other uses to avoid creating a barrier to redevelopment.</p> <p>City Strategy and Economy would welcome an early dialogue with National Galleries of Scotland to discuss potential provision of employment and training opportunities for young and disadvantaged people throughout construction.</p>
Neighbourhood Office	The NCF will be a fantastic asset for North West Edinburgh and the opportunities that this will bring for the area and

	<p>existing and emerging communities will be immense. The contribution to the ongoing regeneration will provide a destination within Edinburgh Waterfront, attracting visitors, strengthening the local economy and providing facilities for those that work and live in the area.</p> <p>Easy access to, into and through the site is of primary importance and will permit those who live, work and visit to easily use the facilities and also access the homes and amenities that the wider regeneration offers.</p> <p>Permeability from West Granton Road will be a major factor in embedding this facility into the community and strengthening links between Granton waterfront and the wider neighbourhood.</p>
Archaeology	<p>The site is principally important in terms of its 20th century industry though earlier remains may survive on site associated with the adjacent pre- 1750 Broomhall House, which formally stood adjacent to the east, and the Caroline Park/Granton Castle Estate to the North. The main archaeological significance is undoubtedly the listed buildings associated with former Madelvic Car Factory, Scotland's first car-factory. Although only B-listed this site should be considered as being of greater national archaeological and historic importance in terms of our nation's industrial heritage. Accordingly in line with earlier applications and Masterplans for the site terms of CEC Planning Policy ENV9 the buildings must be retained and reused within any new development proposals.</p> <p>Any new application to develop the site in addition to the preservation of the former car-factory will require the undertaking of a programme of archaeological work which will include not only phased programmes of investigation/ reporting and analysis but also public interpretation of the Car-factory site.</p>
Parks and Greenspaces	No current plans affecting this area.
Planning and Transport: Active Travel & Cycle Unit	Forwarded plans of proposed cycle paths in the wider area and welcomed the requirement for cycle access points on to the Walk.