

## The Caltongate Masterplan – Consultation Draft

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Planning Committee  
9 March 2006

### 1 Purpose of report

- 1.1 The purpose of this report is to present to the Planning Committee a draft masterplan for the Caltongate area. The masterplan has been prepared for consultation purposes and is attached as Appendix 1.

### 2 Summary

- 2.1 A masterplan has been prepared by Mountgrange Caltongate Ltd for a key site in Central Edinburgh which includes land at New Street, East Market Street, Calton Road and Canongate, which is collectively referred to as Caltongate.
- 2.2 This draft masterplan sets out the development framework for the area and identifies the main planning and design principles on which future development could be based. The draft masterplan covers sites in the ownership of Mountgrange, the Council and other private ownerships.
- 2.3 The draft masterplan has been prepared in discussion with Planning officials and the developer has undertaken consultation with local community groups. The regeneration of this area is supported, but the proposals of the draft masterplan do not commit the Council at this stage to any particular course of action in terms of the future development of the site. The draft masterplan is to form the basis of a formal consultation process, the results of which will help the Committee come to its own view on the development of the site.

### **3 Main Report**

#### **Background**

- 3.1 The draft Caltongate masterplan has been prepared by Mountgrange Caltongate Ltd. This work has been developed in discussion with the Council but this involvement does not constitute the Council's support for the proposals at this stage and the draft masterplan is not a Council document. However, it is considered that the proposals within the draft masterplan are at an appropriate stage for formal consultation and deliberation. Following consultation, it is intended that a finalised version of the masterplan will be adopted by the Council as supplementary planning guidance for the Caltongate area. The draft masterplan is attached in Appendix 1.

#### **The Site**

- 3.2 Caltongate extends over approximately 3.46 hectares and consists of a number of sites.
- 3.3 Mountgrange Caltongate Ltd purchased the former New Street bus depot in 2004. Separate land on the north and south side of Calton Road (adjacent to Tolbooth Wynd) is now under the control of Mountgrange. There is also a conditional joint venture in place to include the Council owned premises at East Market Street/ Cranston Street (Canongate Venture, garage, car park and the Arches). In addition, Mountgrange owns various premises to the south of the bus depot in the Canongate and is in discussion with the City of Edinburgh Council on flatted properties in its ownership in the Canongate. Other properties included within the site in the Canongate are within private ownership.

#### **Planning Context**

- 3.4 The Central Edinburgh Local Plan identifies the former New Street bus depot as part of a major development opportunity. The Waverley Valley Strategy (2000) provides supplementary planning guidance on the redevelopment of the site within the wider valley context. The Waverley Valley Strategy supports the co-ordinated development of a number of sites within the area and the use of a masterplan to ensure planning objectives are achieved. Caltongate is located within the Old Town Conservation Area and the World Heritage Site.
- 3.5 The Council is supportive of the redevelopment of this area. Detailed planning permission was granted in December 2003 for a mixed use development on the bus depot site - known as the Gensler Scheme. This was not considered viable to take forward but remains an extant planning consent.

## **Preparation Process**

- 3.6 The masterplan process studies the historical urban forms of the Old Town to help understand the area today, and how its regeneration may be approached. Caltongate occupies a pivotal location, a link between the developments in the Waverley Valley and the city regeneration to the east. The draft masterplan recognises that Regeneration will need to be sensitively handled to respect the historical character in the World Heritage Site.
- 3.7 In preparing the draft masterplan, Mountgrange has undertaken widespread consultation and this has included well-advertised public exhibitions, community workshop, meetings with stakeholders and a community information line. The results of the consultation exercise are available in the Consultation Report, which forms part of the background papers. In general, the consultation process demonstrated support for the regeneration of the site and a mixed-use development along the lines of that presented by Mountgrange's preliminary masterplan. However, in response to this public consultation, Mountgrange also made a number of changes to the physical elements of the draft masterplan prior to the current version.

## **Key Elements of the Brief**

- 3.8 Caltongate forms a strategic site within the city centre and the proposals of the draft masterplan have the potential to create important links between the Old and New Towns and local connections between Waverley Station and the Scottish Parliament via a new route. The successful development of the area will create a new quarter which will help to regenerate a relatively unattractive and under-used part of the Old Town.
- 3.9 The Masterplan embodies five objectives: mixed uses; legibility of urban form; a sense of place; urban integration into the distinctive urban grain of the Old Town, respecting the World Heritage Site; a quality public realm that predicates the pedestrian over the vehicle.
- 3.10 Key elements proposed are as follows:
- Mix of uses including residential, affordable housing, serviced apartments, offices, hotel, shops, community facilities, restaurants and bars.
  - Creation of a new street - Parliament Way – as a continuation of East Market Street through the bus depot site and breaking through on the Canongate
  - New public square on the curve of Parliament Way

- Creation of a new residential street to Calton Road opening up a new framed vista to Calton Hill.
- Hierarchy of new secondary wynds and courts
- Opportunity to create new public steps from Calton Road to Regent Road (but the steps are not included in the proposals)
- A new block at the end of Cranston Street/ east side of Jeffrey Street with new steps linking Jeffrey Street to East Market Street
- Conversion of the Jeffrey Street Arches (C(s) listed) to a mix of uses (i.e. office, retail, studio and café uses).
- Demolition of Canongate Venture ( C(s) listed) to accommodate hotel building which involves the creation of a pend over New Street
- Removal of non-listed tenement buildings in the Canongate for the creation of Parliament Way and the conversion of the Old Sailor's Ark (C(S) listed) as part of the hotel development
- Majority of car parking to be underground.
- Restricted car use within the site - resulting in a predominantly pedestrian environment.

### **Consultation Process**

3.11 It is considered important that there should be a wide-ranging consultation exercise on the proposals of the draft masterplan. This will help the Committee form its own view of the proposals. The consultation programme will include the following:

- Production of consultation leaflet for distribution within the area
- Public exhibition in 2 locations including manned sessions
- Community and stakeholder workshop
- Distribution of draft masterplan as appropriate
- Availability of draft masterplan and background documents at 1 Cockburn Street and on CEC website

3.12 It is proposed to make available the draft masterplan for comment for an eight week period.

3.13 The Strategic Environmental Assessment (SEA) Regulations require an SEA to be carried out on certain plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process may, under certain circumstances, apply to supplementary planning guidance.

3.14 In accordance with SEA regulations, a scoping report has been prepared and an environmental report will be subject to consultation with the draft masterplan. These related documents will be available as background papers at the appropriate time.

3.15 A number of studies on heritage, transport, sustainability, economic impact have been prepared by the developer to support the draft masterplan. These are available as background papers.

#### **4 Financial Implications**

4.1 The draft masterplan raises no direct financial implication for the Council, as local planning authority. However, the future implementation of the proposals may require the Council to acquire property by negotiation or by use of its CPO powers.

#### **5 Conclusions**

5.1 Redevelopment opportunities exist in the Caltongate area and a masterplan approach offers the opportunity to achieve regeneration in a co-ordinated and planned manner, but any benefits must be carefully weighed against any possible negative impacts on the historic environment. The draft masterplan sets out proposals for the main planning and design principles on which future redevelopment of the area would be based. The draft masterplan will be resubmitted to the Planning Committee following the public consultation exercise. Once approved in final form, the masterplan should be a significant material planning consideration in the determination of planning applications for the Caltongate area.

#### **6 Recommendations**

6.1 It is recommended that the Committee approves the attached draft masterplan (Appendix 1), for consultation purposes.



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Director of City Development

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<b>Appendices</b>	Appendix 1: Caltongate Masterplan – Consultative Draft
<b>Contact/tel</b>	Anna Grant 469 3720/ anna.grant@edinburgh.gov.uk
<b>Wards affected</b>	34 - Holyrood
<b>Background Papers</b>	1 SEA Scoping Report 2 SEA Environmental Report 3 Economic Impact Assessment 4 Sustainability Appraisal 5 Heritage Statement 6 Heritage Statement: Appendices 7 Heritage Statement: Photocommentary 8 Townscape and Visual Analysis 9 Transportation Assessment 10 Travel Plan Framework 11 Transport Assessment: Pedestrian Flow Spatial Analysis 12 Consultation Report 13 Waverley Valley Strategy