

Transport and Environment Committee

10.00am, Tuesday, 25 August 2015

Register Lanes Update – referral from the Economy Committee

Item number	7.20
Report number	
Wards	11 – City Centre

Executive summary

The Economy Committee on 23 June 2015 considered an update on the Register Lanes project, including a Public Realm Plan to help guide proposed development of the area. The Committee agreed to refer the report to the Transport and Environment Committee to approve the public realm plan.

Terms of Referral

Register Lanes Update

Terms of referral

- 1.1 The Register Lanes area is a strategically important location within the City Centre connecting Princes Street, Edinburgh St James and St Andrew Square.
- 1.2 The Economy Committee on 19 August 2014 approved the creation of a delivery group to agree a phased delivery approach and drafting of an outline business case for the Register Lanes project. The project aimed to enhance and compliment the city centre by delivering a high quality mixed use development with associated public realm improvements.
- 1.3 On 23 June 2015, the Economy Committee considered an update report by the Director of Economic Development detailing progress to date with the Register Lanes project, including a proposed Public Realm Plan to guide development of the area.
- 1.4 The proposed Public Realm Plan intends to create a unified public realm as part of the wider development of the area and is a direct outcome of partnership working in the area.
- 1.5 The Economy Committee agreed:
 - 1.5.1. To note the Public Realm Plan for the Register Lanes.
 - 1.5.2. To recommend to the Transport and Environment Committee that the Public realm plan be approved.

For Decision/Action

- 2.1 The Transport and Environment Committee is asked to approve the public realm plan for Register Lanes

Background reading / external references

[Minute of the Economy Committee 19 August 2014](#)

[Minute of the Economy Committee 23 June 2015](#)

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Links

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report
Appendices	Register Lanes Update – report by the Director of Economic Development

Economy Committee

10am, Tuesday, 23 June 2015

Register Lanes Update

Item number	7.8
Report number	
Executive/routine	
Wards	City Centre

Executive summary

Register Lanes is a strategically important location within the city centre containing buildings of significant historic character with strong links to Edinburgh St James, St Andrew Square and Princes Street. The Register Lanes project provides an opportunity to enhance and complement the city centre by delivering a high quality, mixed use development with associated public realm improvements creating a vibrant new district to attract footfall to the area, improve connectivity between key neighbouring developments and enhance the consumer, visitor and resident experience.

A public realm Plan has been produced by the Register Lanes Delivery Group and Register Lanes Working Group. Both groups are now established. This paper reflects the ambition to create a unified public realm as part of the wider development of the area and is a direct outcome of partnership working in the area.

Links

Coalition pledges [P17](#), [P28](#)

Council outcomes [CO7](#), [CO8](#)

Single Outcome Agreement [SOA1](#)

Register Lanes Update

Recommendations

- 1.1 To note the Public Realm Plan for the Register Lanes; and
- 1.2 To recommend to the Transport and Environment Committee that the Public Realm Plan be approved.

Background

- 2.1 The Register Lanes Feasibility Study was approved by Economy Committee on 19 August 2014: the study was prepared on behalf of the four key stakeholders in the project, City of Edinburgh Council, Royal Bank of Scotland (RBS), Scottish Government (National Records of Scotland) and Henderson Global Investors (now TIAA Henderson Real Estate). The original partners were later joined by the Chris Stewart Group following their acquisition of 42 St Andrew Square, 28-52 West Register Street and 15-23 South St Andrew Street after the initial Register Lanes Feasibility Study was prepared and is now the fifth key stakeholder. The study reports that the development could create £97 million of new development over eight phases, including new pedestrian routes with either 40,000 sq ft of new retail/leisure accommodation, 178 hotel bedrooms or 97 quality serviced or private apartments and 23,000 sq ft of new offices.
- 2.2 It is the common vision of the stakeholders to fully integrate their assets and utilise their influence to create this new district of Edinburgh. The development of this area, driven by the Council through the creation of a delivery group, will enhance the commercial and social activity of the city centre.
- 2.3 The Register Lanes Delivery Group was established in 2014 as part of the recommendations from the Register Lanes Feasibility Study. The group was tasked to focus on improving the public realm in the area.
- 2.4 The Delivery Group is chaired by Councillor Ross and attended by TIAA Henderson R, RBS, The Chris Stewart Group, National Records of Scotland and Essential Edinburgh (the central Business Improvement District) and is supported by Officers from Economic Development. An internal Council Working Group, with Officers from across the Council, has also been established to deliver the actions from the Register Lanes Delivery Group.

- 2.5 The Working Group has consulted with a number of Council services including Planning, Transport and Waste Management to ascertain the access, servicing and waste management needs for the area around Register Lanes.
- 2.6 With the support of one of the partners, The Chris Stewart Group, a Public Realm Plan has been drawn up to help guide proposed development of the area with input from all of the partners.

Main report

- 3.1 The aim of the Public Realm Plan is to create an identity for the Register Lanes area, allowing for current and future developments to take a uniform approach to the public areas surrounding them. The timing of this Plan is apt due to the imminent submission of a request for planning permission from the Chris Stewart Group to develop the area.
- 3.2 The Plan identifies the connectivity through the site, vitally between St Andrew Square and The Edinburgh St James as well as the connections to Princes Street and Multrees Walk. The Plan also provides details of the materials and treatments used in the Chris Stewart Group development which are the suggested palette for the surrounding site. This has been coordinated with TIAA Henderson Real Estate, National Records of Scotland and the City of Edinburgh Council to create a continuous flow of materials and uniformity through the area and to the wider surrounding area.
- 3.3 The Plan includes the consideration of opportunities to open up existing spaces within the Register Lanes, to utilise existing connections and to identify potential new routes. This has been done in consultation with the owners, including National Records of Scotland (NRS), who own the site between the Register Lanes area and the Edinburgh St. James development. NRS are in principle supportive of the proposed Plan, although this is conditional on any proposals being achievable without compromise to their future plans for their site.
- 3.4 This Plan will be submitted as part of the Chris Stewart Group's planning application for 42 St Andrew Square and associated buildings. While the Economy Committee is not in a position to comment on a live planning application it is asked to note the elements of the Plan and to support its roll out through the areas around the Register Lanes. It is anticipated that this Plan will act as a template for the future development in the area allowing uniformity and consistent high quality public realm.

Measures of success

- 4.1 Full adoption of the Plan by the Register Lanes Delivery Group Partners.

Financial impact

- 5.1 The financial impact of this project is yet to be determined. As each phase of development proceeds developers will be expected to contribute to appropriate public realm. Some of the developers have indicated they may be able to contribute to the roll out of the Plan through the development of their site. Beyond this, partners are considering contributions to the wider area.

Risk, policy, compliance and governance impact

- 6.1 There is a number of planning and heritage issues to be considered and discussed further which will be crucial to the successful development of the area.
- 6.2 There are five principal owners (The Chris Stewart Group, RBS, NRS, TIAA Henderson Real Estate and the Bank of Scotland) of the various plots in the study area. It is therefore important to gain support and commitment to the development concept from all of the owners and to consult with adjacent proprietors and owners.
- 6.3 A management deed could be used to bind the stakeholders to a common management plan to cover matters such as management charges relating to maintenance of common parts.
- 6.4 An accompanying servicing plan is being developed to mitigate any potential conflict between consumers, potential residents and servicing vehicles.

Equalities impact

- 7.1 There are no known adverse equalities or human rights impacts arising from this report.
- 7.2 The proposed public realm improvements will improve accessibility in and around the area.

Sustainability impact

- 8.1 The proposals in this report will not increase carbon emissions because this report does not make any recommendations that will change the status quo.
- 8.2 Social justice is not considered to impact on the proposals in this report because this report does not make any recommendations that will change the status quo.
- 8.3 The need to build resilience to climate change impacts is not relevant to the proposals in this report because this report does not make any recommendations that will change the status quo.
- 8.4 The proposals in this report will help achieve a sustainable Edinburgh because the development will attract occupiers due to the increased footfall in the area and it will deliver a permeable and sustainable development which will create jobs and local businesses will benefit from an improved trading environment.

- 8.5 Environmental good stewardship is not considered to impact on the proposals in this report because this report does not make any recommendations that will change the status quo.

Consultation and engagement

- 9.1 The creation of a Public Realm Plan for the Register Lanes was approved at the Register Lanes Delivery Group. The group consists of the five principal owners (The Chris Stewart Group, RBS, NRS, TIAA Henderson Real Estate and the Bank of Scotland) of the various plots in the study area.
- 9.2 Essential Edinburgh participates in the Register Lanes Delivery Group in order to represent the businesses in the Business Improvement District.
- 9.3 It will be important to gain support and commitment to the development concept from all of the owners and to consult with adjacent proprietors and owners.
- 9.4 Public realm was included in the public consultation for the Chris Stewart Group's development at 42 St Andrew Square which was attended by over 90 people. This Plan is an extension of the proposal which was positively received.

Background reading/external references

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Director of Economic Development

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Links

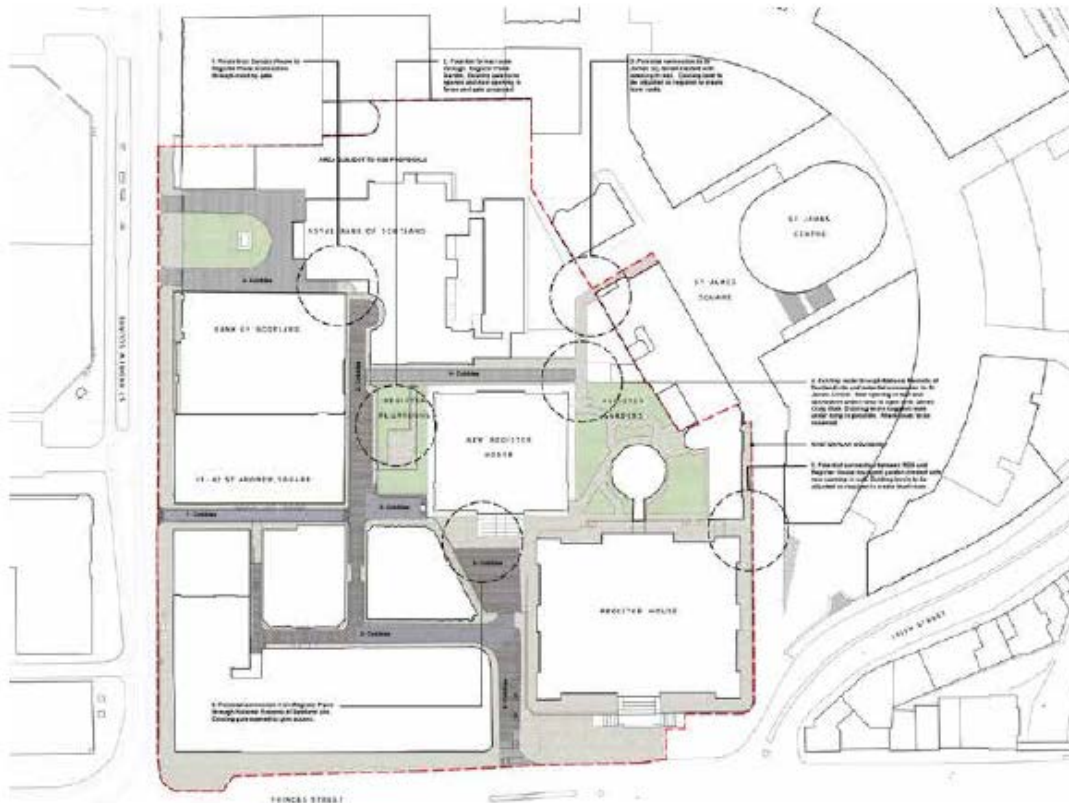
Coalition pledges	P17 - Continue efforts to develop the city's gap sites and encourage regeneration P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city
Council outcomes	CO7- Edinburgh draws new investment in development and regeneration CO8 - Edinburgh's economy creates and sustains job opportunities
Single Outcome Agreement	SOA1- Edinburgh's Economy delivers increased investment, jobs and opportunities for all
Appendices	1 - Masterplan Drawings

Appendix: Register Lanes Plan

Chris Stewart Group have proposed the comprehensive redevelopment of "The Registers" site at 41-42 St Andrew Square, 15-23 South St Andrew Street and 28-52 West Register Street, Edinburgh. The site is of strategic significance within the wider area, and the proposed development will deliver the comprehensive regeneration of an under-utilised part of the city, bringing new life to the existing redundant buildings and surrounding lanes, whilst also restoring and conserving 42 St Andrew Square and sensitively revealing the fine details of the Victorian Venetian Gothic façade on West Register Street. The development forms the first phase in the delivery of the St James Quarter vision, recently supplemented by the Register Lanes Study, which has the stated aim of delivering a "high quality mixed use development, with associated public realm improvement creating a vibrant new district". The site incorporates the primary route through the St James Quarter, and an indicative mini-masterplan, prepared by Gareth Hoskins Architects as part of proposals for the site, includes an improved public realm and pedestrian connection along West Register Street to reflect this.

In addition to the mini-masterplan Gareth Hoskins Architects have prepared an indicative masterplan for the wider area in cognisance of the core ideas outlined in the Register Lanes Study, development briefs and other existing masterplans for the area. The proposed masterplan has been developed in response to the changing character of the area as it moves from the formal gardens and streets of the New Town set out in James Craig's plan in 1767, to intimate courtyard gardens, lanes and closes. Dialogue with neighbouring owners has taken place to test that proposed routes across the area are possible and achievable.

Six key opportunities to create connections across the area have been identified within the proposal, which have the potential to significantly improve permeability. The proposal retains existing spaces, historic features and routes, as well as incorporating minimal interventions (opening gates or forming openings in walls). It has been recognised that steps are a strong feature of this area, reflecting the topography of the city, and whilst it may not be possible to include ramps across the area, access for all should be explored in the development of proposals. A consistent pallet of materials has been suggested and these reflect the existing character of cobbles and sandstone paving of the New Town.



garethhoskinsarchitects

Register Lanes- Existing and Proposed Routes

1. View of access to R&S site from Register Place

2. View Register Place from R&S Site

3. View Register Place Garden from east

4. View Register Place Garden from east

5. View from St James Sq, Street

6. View from St James Sq, Street

7. View from St James Sq, Street

8. View of side of Register House from Leith Street

9. View of side of Register House from Leith Street

10. View of side of Register House showing potential route

11. View of side of Register House showing potential route

12. View of side of Register House showing potential route

13. View from Reg. Place in forecast of New Register House

14. View from Reg. Place in forecast of New Register House

15. View from forecast of New Register House

16. View from forecast of New Register House

1. Route from Dundee House to Register Place. Connection through existing gate.

2. Potential formal route through Register Place Garden. Existing gate to be opened and new opening in fence and gate proposed.

3. Potential connection to St James Sq. Street created with opening in wall. Existing level to be adjusted as required to create level route.

4. Existing route through National Records of Scotland site and potential connection to St James Centre. New opening in wall to create connection to St James Square. Proposal for achieving direct access to be developed.

5. Potential connection between RBS and Register House courtyard garden created with new opening in wall. Existing levels to be adjusted as required to create level route.

6. Potential connection from Register Place through National Records of Scotland site. Existing gate opened to give access.

Plan Showing character of existing routes through and around The Register, and potential future connections to increase permeability.

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REV A (GARETH HOSKINS ARCHITECTS) TO ANNOTATION: ST JAMES SQ. RECORDS, CIB

REV A (GARETH HOSKINS ARCHITECTS) TO ANNOTATION (CIB)

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CHRIS STEWART GROUP

DATE	ISSUANCE	DESCRIPTION	BY	CHK
MAY 15	INFORMATION		MS	MS