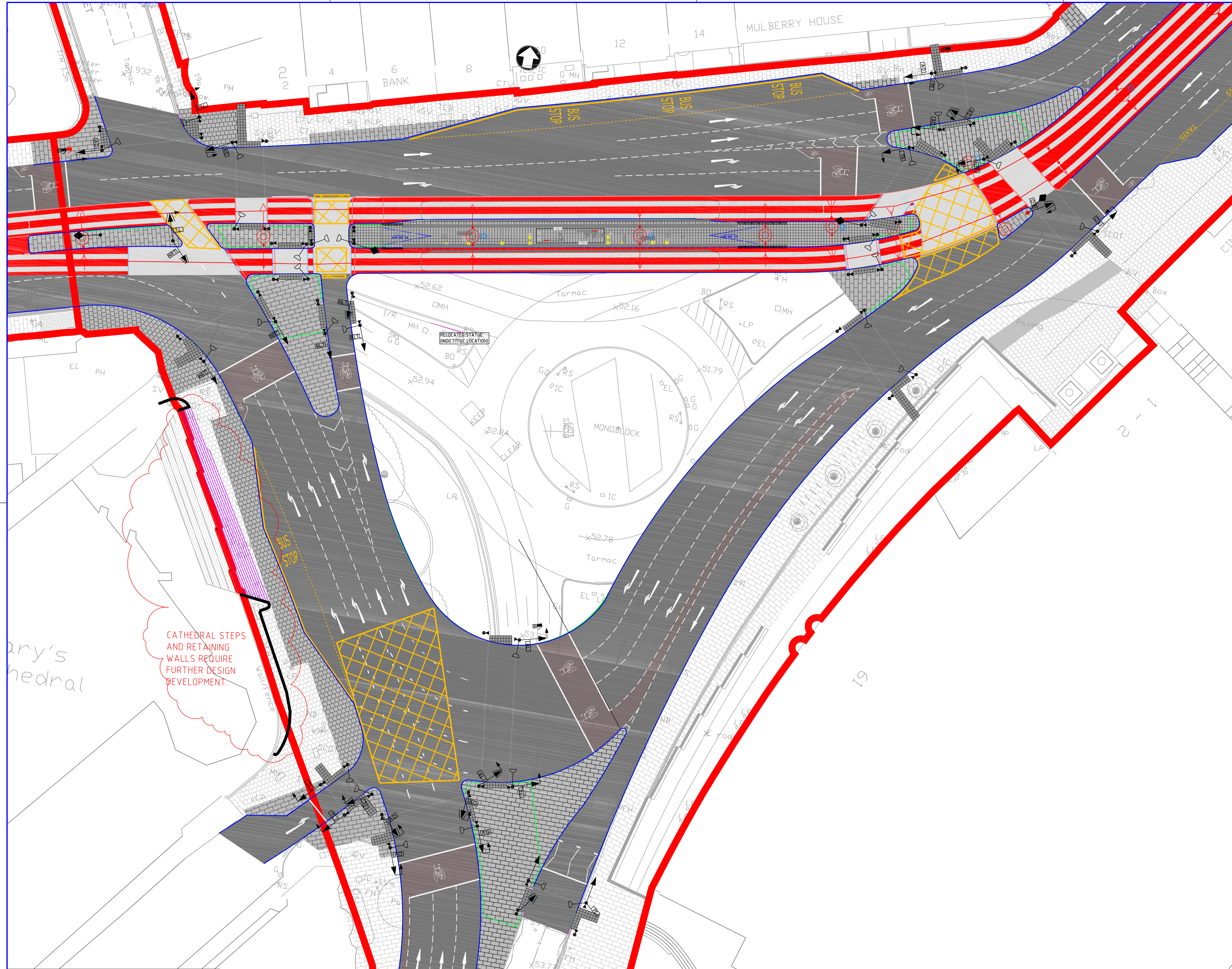
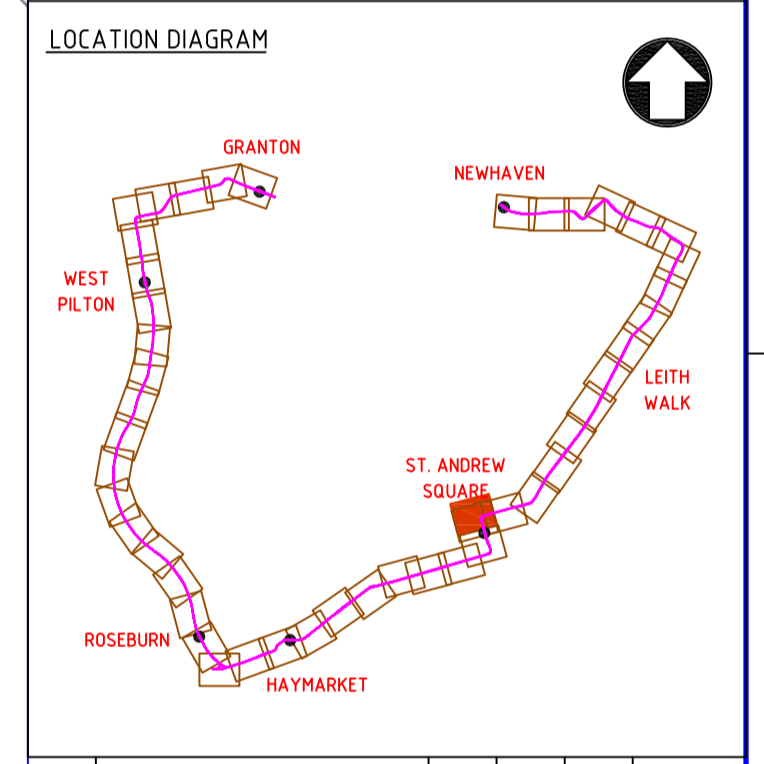


Appendix 1 – Evolution of Picardy Place Design including:

- a) Picardy Place Design Principle Layout (2009)
- b) Approved Picardy Place Tram Stop Design (2012)
- c) Picardy Place 'Y' Junction Layout (2014)
- d) Picardy Place Proposed Layout Overall View (From September 2017 Engagement)



- NOTES**
1. LIMITS OF DEVIATION AND PRIOR APPROVAL SITE BOUNDARY OVERLAP IN VARIOUS AREAS. IN THESE CASES, ONLY THE PRIOR APPROVAL SITE BOUNDARY WILL APPEAR ON THESE DRAWINGS.
 2. COLOURS USED ON THIS DRAWING HAVE BEEN CHOSEN FOR CLARITY OF PRESENTATION AND ARE NOT NECESSARILY REPRESENTATIVE OF ACTUAL MATERIALS OR FINISHES.
 3. THIS DRAWING HAS BEEN PRODUCED FOR THE PRIOR APPROVAL APPLICATION AND IS NOT TO BE USED FOR CONSTRUCTION.
 4. ANY ADDITIONAL TICKET VENDING MACHINES (TVM'S) TO BE SUBJECT TO SEPARATE APPLICATION (BY OTHERS).
 5. THE FOLLOWING ELEMENTS SHOWN ON THIS DRAWING REQUIRE PRIOR APPROVAL: OLE POLES, STREET LIGHTING, HARD LANDSCAPING, TRAM STOP SHELTERS AND RELOCATED / NEW BUS SHELTERS. ALL OTHER ELEMENTS SHOWN ARE TO PROVIDE CONTEXT FOR THIS APPLICATION BUT DO NOT REQUIRE PRIOR APPROVAL UNLESS OTHERWISE NOTED.
 6. TYPICAL POLE SIZES ARE AS FOLLOWS: HEADSPAN POLES AND CENTRE POLES WITH LIGHTING 275MM TAPERING TO 220MM HEIGHT APPROX. 10M. OLE POLES WITHOUT STREET LIGHTING HEIGHT APPROX 8m.
 7. PAVINGS TO REMAIN IN CURRENT POSITION OR NEW / RESET PAVINGS TO BE PROVIDED IN SAME LAYOUT AND ORIENTATION AS EXISTING.
- KEY**
- PRIOR APPROVAL SUBMISSION SITE BOUNDARY
 - INDIVIDUAL SPECIMEN TREE PLANTING
 - TARMAC ROAD/FOOTWAYS
 - TRAMSTOP FOOTWAY PAVING SLABS (400x400)
 - FOOTWAY PAVING SLABS (900 x600)
 - TACTILE PAVING AT CROSSING
 - OLE POLE AND WIRE RUN
 - TRAM TRACK
 - KERBLINE
 - TRAFFIC SIGNALS
 - LOTHIAN PATTERN PEDESTRIAN GUARD RAIL



REV.	DESCRIPTION OF REVISION	DRN.	CHKD.	APP.	DATE
7	REISSUED FOR PRIOR APPROVAL	JD	MY	DP	10/04/12
6	REVISED PLANNING APPROVAL	JD	MY	DP	17/03/12
5	REVISED DESIGN FOR PRIOR APPROVAL	JD	MY	DP	19/10/11
4	RE-ISSUED FOR PRIOR APPROVAL	CC	VM	SN	05/12/08
3	RE-ISSUED FOR PRIOR APPROVAL	CC	VM	SN	27/11/08
2	ISSUED FOR PRIOR APPROVAL	CC	VM	SN	17/10/08
1	ISSUED FOR INFORMAL CONSULTATION	CC	VM	SN	26/09/08

DRAWING STATUS

Issued for Prior Approval



EDINBURGH TRAM NETWORK

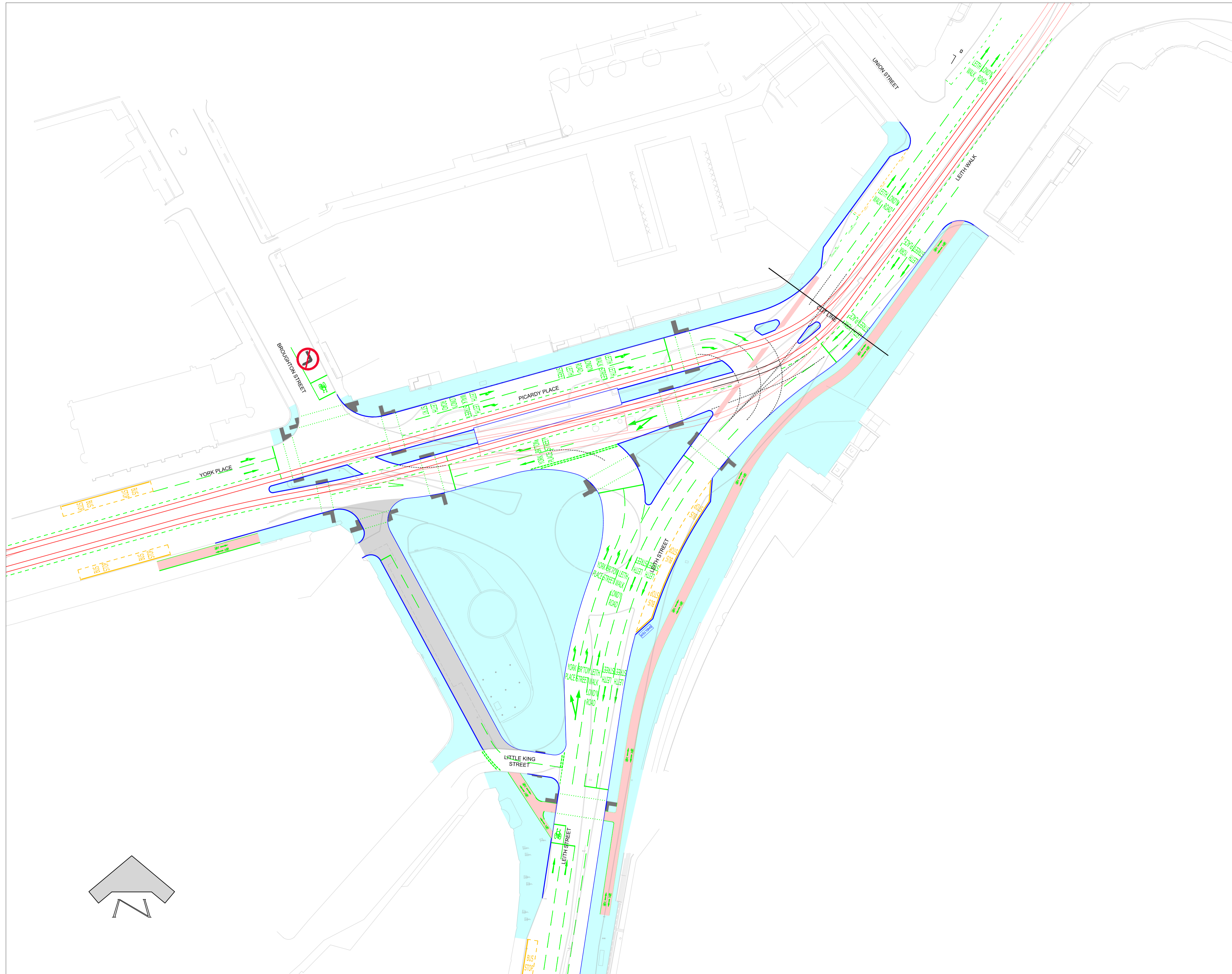
PB PARSONS BRINCKERHOFF 305 CITY POINT
65 HAYMARKET TERRACE
EDINBURGH EH12 5HD

NEWHAVEN ROAD TO HAYMARKET
PICARDY PLACE TRAM STOP
PLANNING DRAWINGS BATCH 1/12
GENERAL ARRANGEMENT DETAIL

DRAWN BY	CROMARC	CHECKED BY	MATTEWSV
APPROVED BY	NEY	ORIGINAL DRAWING SIZE	A1
DATE	26/09/2008	SCALE(S)	1:200
DRAWING NUMBER	ULE90130-01-PLG-00202	REV.	7

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NOTES:

- Footway
- Cycle lane/path
- Mixed use surface
- Kerbline
- White markings
- Yellow markings
- Crossing point with tactile paving
- Footprint of development

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100023420 (2014)

A	Hotel footprint removed	AP	3/11/17	CMcC
REVISION	DETAILS	BY	DATE	CHECKED

• EDINBURGH •

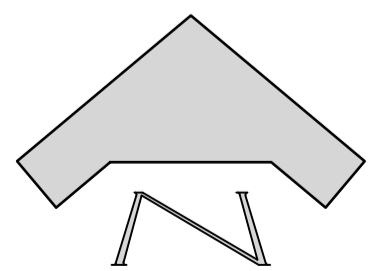
THE CITY OF EDINBURGH COUNCIL

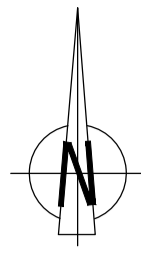
<p style="font-size: x-small;">SERVICES FOR COMMUNITIES The City of Edinburgh Council Waverley Court, 4 East Market Street Edinburgh, EH8 8BG Telephone: 0131 200 2000</p>	<p style="font-size: x-small; text-align: center;">TRANSPORT TRAFFIC & ENGINEERING NEW WORKS Roads & Transport Design</p>
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Picardy Place
Junction Realignment
T / Y Junction Option
Report Drawing 1

Date: 19 June 2014	Job No.: 636460	Drawn by: A Parkinson
Scale: 1:500		Checked by: A Easson

Drawing Name: © GBC Transport Design & Delivery / 00020614 Picardy Place CAD2 armature.rvt 10:40:42 23/06/2014

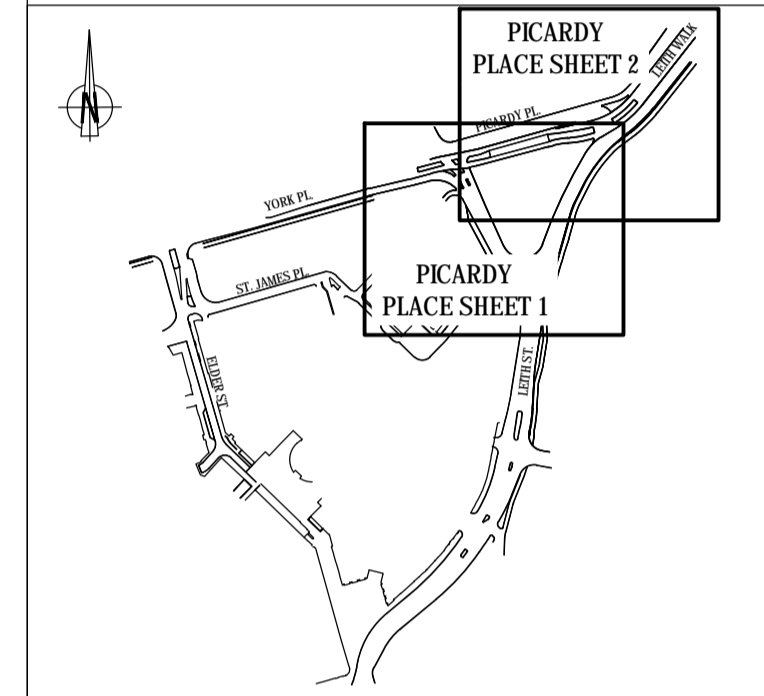




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NOTES

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- ALL DIMENSIONS AND LEVELS ARE IN METRES UNLESS STATED OTHERWISE. ALL GRADIENTS ARE IN PERCENT UNLESS STATED OTHERWISE.
- ALL INFORMATION SUBJECT TO DETAILED DESIGN, CONSULTATIONS & APPROVALS FROM STATUTORY BODIES. NOT FOR CONSTRUCTION.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND DOCUMENTS ASSOCIATED WITH THIS PROJECT.
- REFER TO MESSRS OPEN FOR LANDSCAPING LAYOUTS AND DETAILS.
- REFER TO MESSRS TUV-SUD FOR STREET LIGHTING AND UTILITY LAYOUTS.
- ALL EXISTING AND PROPOSED DIMENSIONS, LEVELS AND LOCATIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS. ANY ANOMALIES MUST BE REPORTED TO THE ENGINEER INCLUDING DISCREPANCIES BETWEEN DRAWINGS PROVIDED BY SWECO, AND THOSE PROVIDED BY OTHERS ASSOCIATED WITH THIS PROJECT.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE SWECO SPECIFICATION, ALL RELEVANT CITY OF EDINBURGH COUNCIL (CEC) SPECIFICATIONS, MCHW, DMRB, TSRGD AND ALL RELEVANT SECTIONS OF BRITISH STANDARDS.
- ALL TOPOGRAPHICAL SURVEY INFORMATION INCLUDING LEVELS AND LAYOUT IS PROVIDED BY OTHERS AND SWECO DO NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF THIS DATA. OTHER DRAWINGS ARE REFERENCED INTO OUR DRAWINGS FOR BACKGROUND INFORMATION PURPOSES ONLY.

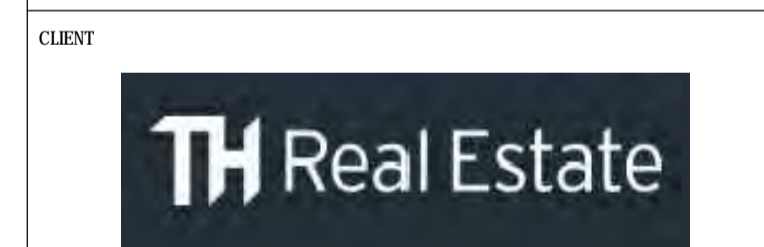


KEY PLAN

ALL LAYOUTS ARE SUBJECT TO ROAD SAFETY AUDIT. ALTERNATIVE DETAILS MAY BE REQUIRED IF TRAM EXTENSION IS NOT COMMISSIONED

REV	AMENDMENTS	BY	CHKD	APRD	DATE
08	LAYOUT UPDATED TO REFLECT REVISED KERB LINES. ISSUED FOR TECHNICAL APPROVAL	ED	BP	GR	01.09.17
07	ISSUED TO CEC FOR TECHNICAL APPROVAL	ED	GR	AS	24.07.17
06	ISSUED FOR REVIEW / APPROVAL	ED	GR	AS	18.07.17
05	UPDATED TO OPTION 4 LAYOUT	ED			14.06.17
04	ISSUED FOR AOG REVIEW / APPROVAL	ED	NH	AS	28.03.17
03	LAYOUT UPDATED, WITH NOTES REVISED	ED	NH	AS	27.03.17
02	ADDITIONAL NOTES ADDED	AP	GR	AS	21.02.17
01	INITIAL ISSUE FOR COMMENT	ED	GR	AS	17.02.17

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EH7 4GB
Tel: +44 (0)131 550 6300
www.sweco.co.uk



PROJECT
EDINBURGH ST JAMES
PUTTING EDINBURGH FIRST

TITLE
PICARDY PLACE PROPOSED LAYOUT OVERALL VIEW

STATUS
TECHNICAL APPROVAL

DRAWN	CHECKED	APPROVED
ED	GR	AS
DATE 15.02.17	DATE 17.02.17	DATE 17.02.17
DRAWING SCALE 1:500 @ A1		ORIGINAL DRAWING SIZE 594 x 841 - A1
DRAWING No ESJ-SWE-Z1-PIC-DR-TR-01000		REV. 08

IMPORTANT
HEALTH, SAFETY & ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPE OF WORK DETAILED ON THIS DRAWING, PLEASE NOTE THE FOLLOWING ADDITIONAL RISKS TO HEALTH AND SAFETY:-

THE SIGNIFICANT RISKS ASSOCIATED WITH THE PROJECT ARE NOTED BELOW

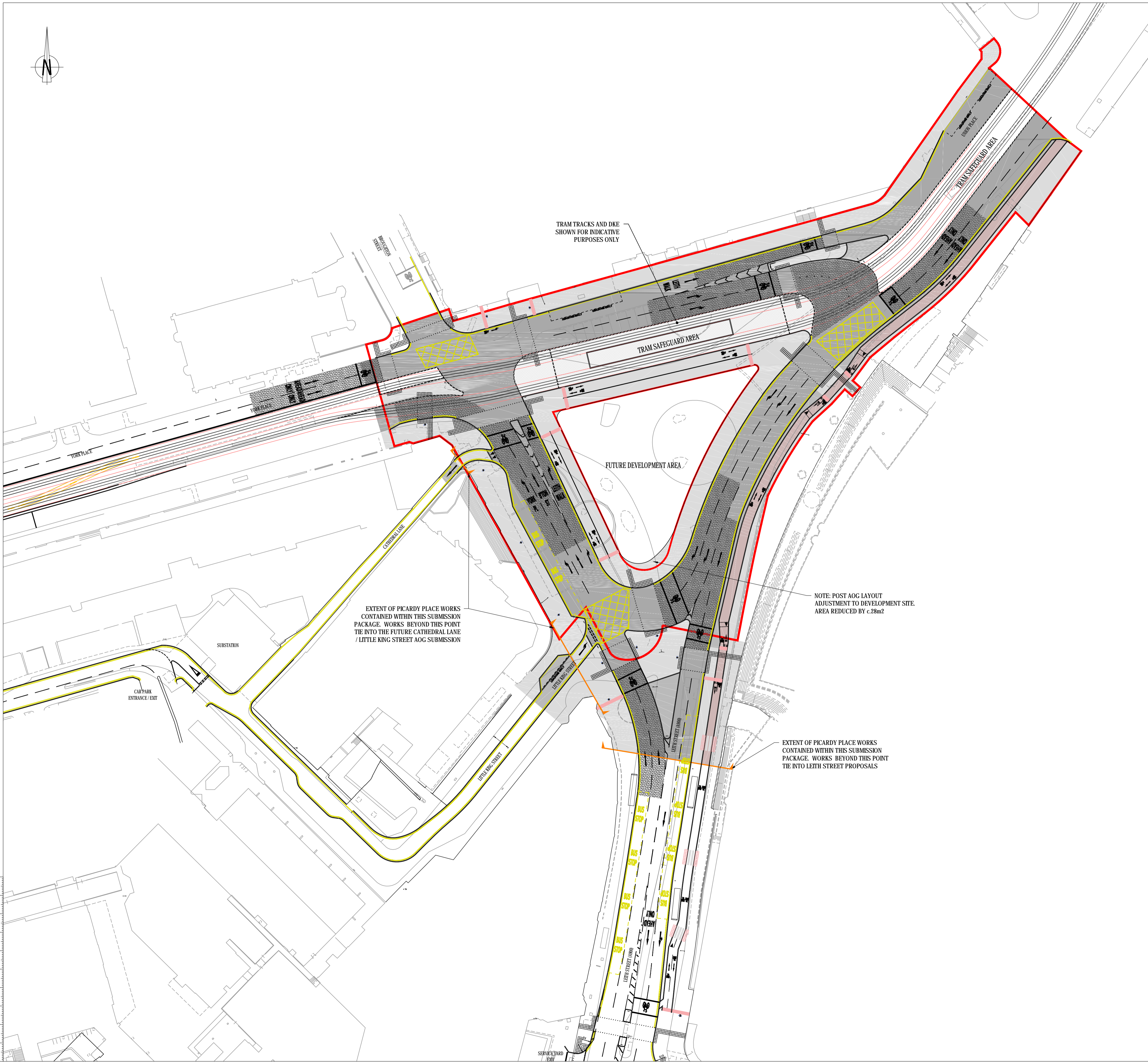
REF DESCRIPTION

- UTILITIES NOT INDICATED ON DRAWINGS AND POTENTIAL UNKNOWN UTILITIES / DIVERSIONS REQUIRED.
- WORKING NEAR EXISTING HV CABLES, WATER MAINS AND GAS MAINS.
- POTENTIAL ASBESTOS CONTAMINATION BELOW GROUND.
- WORKING WITH LIVE DRAINAGE AND SEWERS.
- BURIED STRUCTURES INCLUDING TUNNELS BELOW THE ROAD AND LANDSCAPED AREAS, AND CELLARS BELOW FOOTWAYS.
- EXCAVATION AND WORKS AFFECTING EXISTING STRUCTURES.
- BURIED OBSTRUCTIONS (e.g. OLD TRAM LINES).
- TAR LAYED WITHIN EXISTING ROAD CONSTRUCTION (WASTE DISPOSAL)

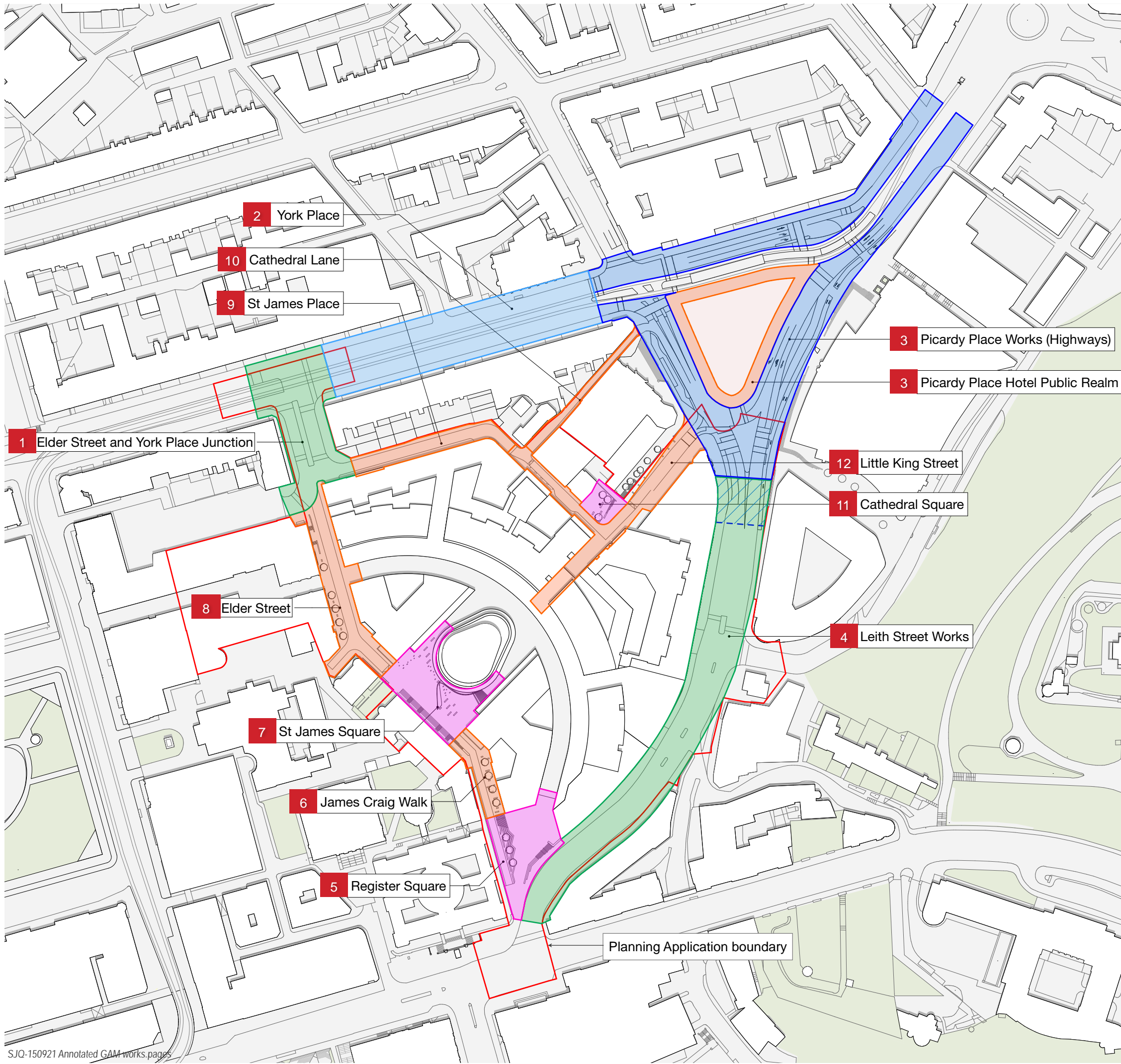
REFERENCE RESIDUAL RISK LOG FOR FULL DETAILS

REF:- IP07-01-F01 ESJ Picardy Place DRA v1

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED SAFE SYSTEM OF WORK




**Appendix 2 – Approved Schedule of GAM Works including Picardy Place
(March 2016)**



Summary of GAM works (taken from the current draft of the agreement)

- 1 Elder Street & York Place Junction**
Realignment of road junction and pavements.
Reconfiguration of road layout and signalised junctions to bus station, service access, St James Place and Elder Street.
Upgraded surfaces to pedestrian routes.
Reconfigured cycle route.
 - 2 York Place**
Realigned road and pavement to allow for tram alterations and provision of cycle route.
 - 3 Picardy Place Works (Highways)**
3 Picardy Place Hotel Public Realm
Construction of gyratory with extended and repaved footways.
Formation of new pavement to perimeter of central site.
Alter highway layout of Leith Street for connection to gyratory.
Temporary surfacing to area of future tram works.
Traffic management & protection.
 - 4 Leith Street Works**
Stone pavings to footpaths.
Removal of central island and re levelling carriageway to falls and new lighting.
Works to Waterloo Place and Princes St junction to accommodate new road layout.
 - 5 Register Square**
Paving and lighting.
Upgrading of access route to James Craig Walk to support emergency vehicle access.
 - 6 James Craig Walk**
Levels adjusted to accommodate raised St James Square.
Formation of a emergency access route with shared pedestrian surface.
Paving and lighting.
 - 7 St James Square**
Level raised to reflect historic relationship to existing buildings.
Paving and lighting.
 - 8 Elder Street**
Formation of a shared surface to improve public realm.
Paving and lighting.
 - 9 St James Place**
Realignment of carriageway and pavements.
Improved street lighting.
 - 10 Cathedral Lane**
Replacement of carriageway and footway.
Creation of a shared surface.
Existing kerb relaid.
 - 11 Cathedral Square**
Creation of new landscaped public square.
Lighting and seating.
 - 12 Little King Street**
Upgrading of surfaces and realignment of pavements.
Improved street lighting.
- Public Facilities within the Edinburgh St James**
Public toilets.
Shop mobility facilities.
Circulation route and services to East/West route.
- General External & Highways Works**
Street furniture, bollards, bus stops, balustrading, cycle stands etc.
Soft landscaping, retaining walls, services, feature lighting, CCTV etc.
- General diversions**
Scottish Water
BT Open Reach
Thus / Vodafone
Existing HV and LV cables
Scotland Gas Networks

Edinburgh St James



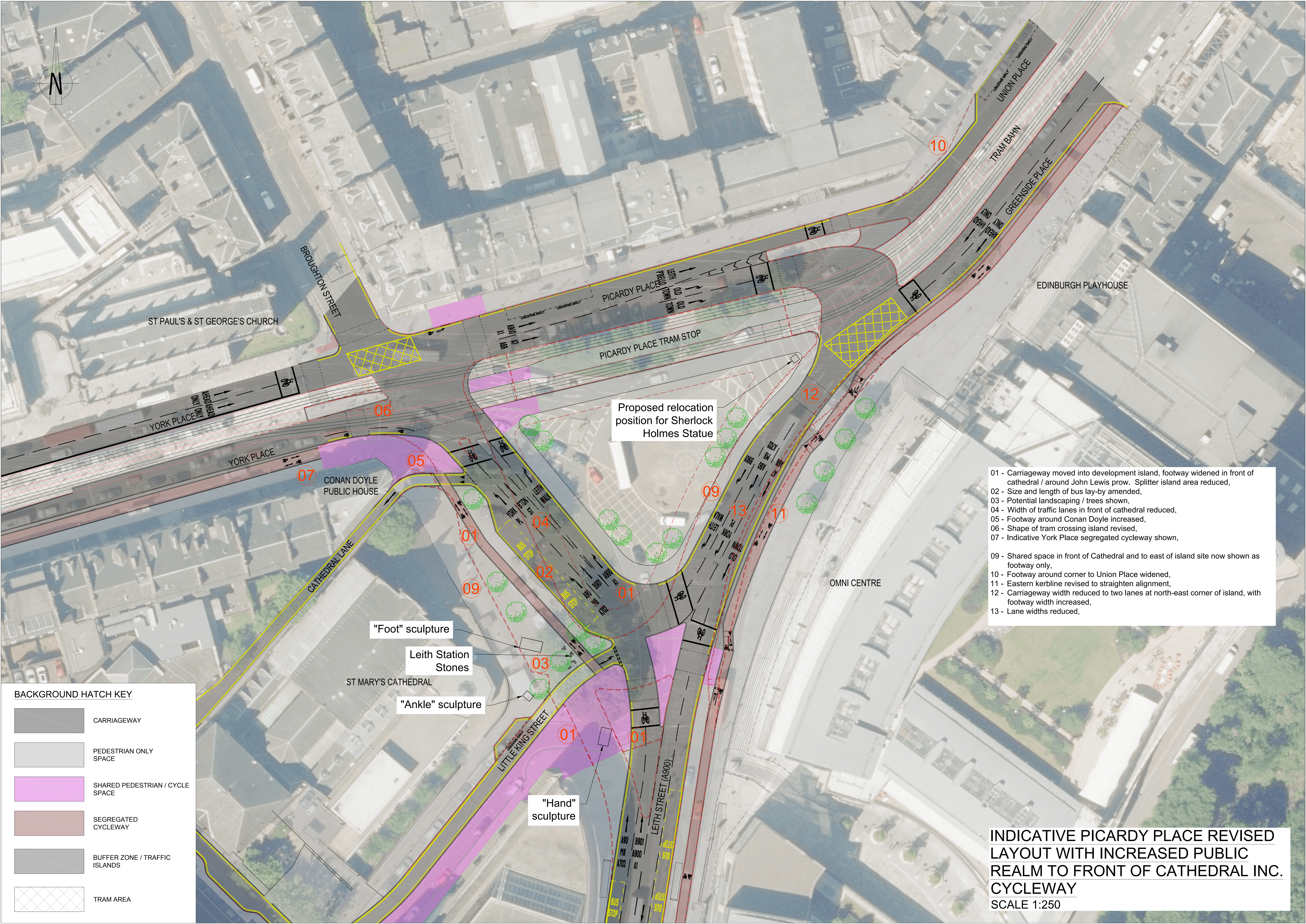
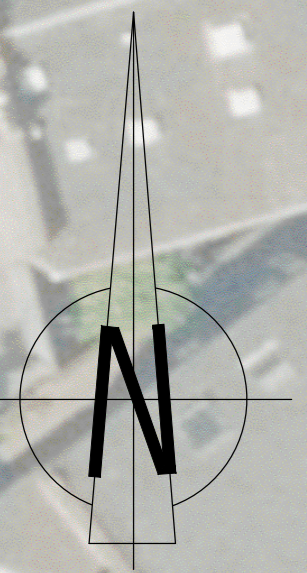
Allan Murray Architects
architecture + urbanism
9 Harrison Gardens, Edinburgh, EH11 1SJ
0131 313 1999 www.ama-td.co.uk

Proposed Public Realm Works including York Place
ESJ-AMA-00-ZZ-DR-A-00-64 P03
date: May 2015 (1:250 scale) (1:250 scale)

Source drawing

Work to figured dimensions only; do not scale from this drawing. All dimensions to be checked on site prior to fabrication. Read in conjunction with all other relevant drawings specifications and schedules.
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Appendix 3 – Revised Design Taking Account of Consultation Feedback from September 2017 (November 2017)



ST PAUL'S & ST GEORGE'S CHURCH

BROUGHTON STREET

YORK PLACE

CONAN DOYLE PUBLIC HOUSE

CATHEDRAL LANE

ST MARY'S CATHEDRAL

LITTLE KING STREET

LEITH STREET (A900)

PICARDY PLACE TRAM STOP

PICARDY PLACE

UNION PLACE

TRAM BAY

GREENSIDE PLACE

EDINBURGH PLAYHOUSE

OMNI CENTRE

Proposed relocation position for Sherlock Holmes Statue

"Foot" sculpture

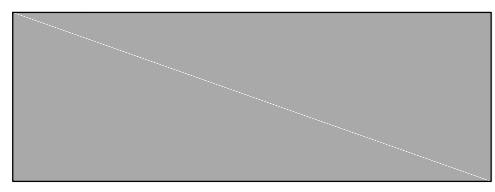

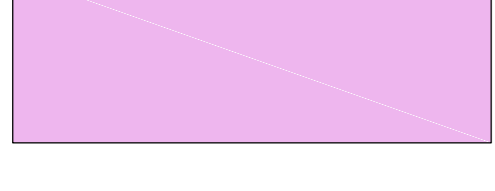
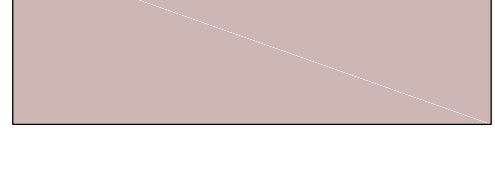
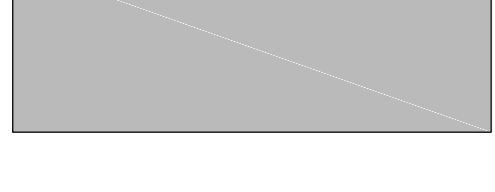

Leith Station Stones

"Ankle" sculpture

"Hand" sculpture

- 01 - Carriageway moved into development island, footway widened in front of cathedral / around John Lewis prow. Splitter island area reduced,
- 02 - Size and length of bus lay-by amended,
- 03 - Potential landscaping / trees shown,
- 04 - Width of traffic lanes in front of cathedral reduced,
- 05 - Footway around Conan Doyle increased,
- 06 - Shape of tram crossing island revised,
- 07 - Indicative York Place segregated cycleway shown,
- 09 - Shared space in front of Cathedral and to east of island site now shown as footway only,
- 10 - Footway around corner to Union Place widened,
- 11 - Eastern kerbline revised to straighten alignment,
- 12 - Carriageway width reduced to two lanes at north-east corner of island, with footway width increased,
- 13 - Lane widths reduced,

BACKGROUND HATCH KEY

-  CARRIAGEWAY
-  PEDESTRIAN ONLY SPACE
-  SHARED PEDESTRIAN / CYCLE SPACE
-  SEGREGATED CYCLEWAY
-  BUFFER ZONE / TRAFFIC ISLANDS
-  TRAM AREA

INDICATIVE PICARDY PLACE REVISED LAYOUT WITH INCREASED PUBLIC REALM TO FRONT OF CATHEDRAL INC. CYCLEWAY
 SCALE 1:250