



An illustrative view of Edinburgh's Garden District looking to the City, east.

WHAT IS A CHARRETTE?

A charrette is an intensive planning session where local people, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.

The Edinburgh Garden District charrette is an intense, concentrated design workshop through which interested members of the community can join forces with the architects and planners of Murray Estates and Duany Plater-Zyberk & Company (DPZ) to create a masterplan for an approximately 600 acre site to the West of Edinburgh.

The charrette is typically held in a well known local location. The team of design experts and consultants sets up a full working office, complete with drafting equipment, supplies, computers, copy machines, fax machines, and telephones. Formal and informal meetings are held throughout the event and updates to the plan are pre-

sented periodically.

Through discussion and design activity, many goals are accomplished during the charrette. First, everyone who has a stake in the project develops a vested interest in the ultimate vision. Second, the design team works together to produce a set of finished documents that address all aspects of design. Third, since the input of all the contributors is gathered at one event, it is possible to avoid the prolonged discussions that typically delay conventional planning projects. Finally, the finished result is produced more efficiently and cost-effectively because the process is collaborative.

Charrettes are organised to encourage the participation of all. That includes everyone who is interested in the making of a development: the developer, business interests, government officials, interested residents and other stakeholders.

Ultimately, the purpose of the charrette is to give all the participants enough information to make good decisions during the planning process.

CHARRETTE SCHEDULE

25 Oct. to 3 Nov. 2010

All workshops and presentations are open to the public.*

Tuesday, 26th October

**Opening Presentation
at Heriot Watt University**

Keynote address by Jim MacKinnon,
Chief Planner, Scottish Government
6:30 p.m. – 8:30 p.m.

Opening Venue

Heriot-Watt University

James Watt Centre 2
Riccarton
Edinburgh, EH14 4AS
www.hw.ac.uk

Design Studio/Workshop Venue

Murrayfield Stadium

Presidents' II Suite
Edinburgh, EH12 5PJ
<http://www.scottishrugby.org/aboutus/content/view/50/80/>

Wednesday, 27th October

Workshop #1

"A Garden District"

10:30 a.m. – 12:00 p.m.

Workshop #2

"A Connected District"

2:00 p.m. – 3:30 p.m.

Thursday, 28th October

Workshop #3

"A Sports District"

10:30 a.m. – 12:00 p.m.

Workshop #4

"A City District"

2:00 p.m. – 3:30 p.m.

Progress Presentation #1

6:30 p.m. – 8:30 p.m.

Friday, 29th October

Workshop #5

"A Working District"

10:30 a.m. – 12:00 p.m.

Saturday, 30th October

Progress Presentation #2

1:00 p.m. – 3:00 p.m.

Wednesday, 3rd November

Closing Presentation

at Edinburgh College of Art

6:30 p.m. – 8:30 p.m.

Closing Venue

Edinburgh College of Art
74 Lauriston Place
Edinburgh, EH 3 9DF
www.eca.ac.uk

Please arrive 5 to 10 minutes before each session for the meeting to start on time.

* Further information on each workshop can be found on page 7.

Located just west of the city with close proximity to existing and planned public transport, Edinburgh's Garden District is a once-in-a-generation opportunity to create a sustainable new community for the Capital City.

VISIT ...

Our vision includes a new home for the Calyx, a tourist attraction of international calibre that Edinburgh can be proud of. Conceived by Beechgrove Gardens' Jim McColl, the Calyx will act as Scotland's International Garden Showcase -- a visitor attraction of national significance. With abundant gardens boasting unusual flora and fauna, innovative design and educational facilities, the Calyx will delight visitors young and old.

PLAY ...

A sports village will allow the residents of Edinburgh and the east of Scotland access to superb sports facilities. Aiming to train the sports people of the future, a centre of excellence will provide training and access to a number of sports to ensure that Edinburgh is at the forefront of sporting provision in Scotland. A regional stadium will be at the heart of the sports village, giving the people of Edinburgh the access to the country's best events.

LIVE ...

Edinburgh has a very real need for family housing. Edinburgh's Garden District aims to provide sustainable homes, predominantly for families, which are adaptable to the changing needs of residents. The majority of homes will have front and back gardens, providing the opportunity to live and breathe. All homes will be within five minutes walking distance of a bus or tram stop, ensuring that Edinburgh's Garden District is truly sustainable.

WORK ...

The Garden District will create up to 650 jobs for the people of Edinburgh. Just as importantly, it will provide homes near to employment and will also support an enhanced public transport system, making it easier for those who work in west Edinburgh to travel in a greener way.



Edinburgh's Garden District Charrette

Welcome to Edinburgh's Garden District pre-charrette paper. The purpose of this communication is to encourage you to take an interest in emerging plans for the west of Edinburgh and our proposals to create Edinburgh's Garden District.

I very much hope that you will be able to join us at our forthcoming 'charrette'. The charrette concept is explained more fully elsewhere in this paper but essentially it is a ten day-long series of meetings, presentations and discussion sessions, during which a design team generates a development mastertplan; all of which are entirely open to the public. You might simply be interested to hear and see what is going on as the design emerges or you can offer suggestions as to what should be included.

We have appointed the renowned Andres Duany of Duany Plater-Zyberk & Company as masterplanners. DPZ, based in the U.S., are world leaders in urban design and traditional town planning and will be working closely with our Scottish-based design team of Barton Willmore (urban designers); Michael Laird (architects); Gillespies (landscape and urban designers); and Holder Planning. We are confident that this approach will help us develop our vision for a new green district combining a variety of sustainable uses in one of the most accessible areas of the city.

Edinburgh's Garden District is a visionary sustainable development for the expansion of the City. The plans for Scotland's International Garden Showcase, the Calyx, are at the heart of the District and set the context for the wider



Jestyn Davies
Managing Director
Murray Estates

proposals. This, along with the proposed combination of recreational facilities, employment, family homes and transport infrastructure, will create a genuinely sustainable community.

Through the charrette process we hope to secure your input; all stakeholders including the general public, council members and community leaders, planners and business owners are invited to participate.

I hope that you will be as excited as I am in having the opportunity to take part in the planning of a new sustainable development from the outset. What we are looking to achieve is a break from the type of development with which we have all become familiar, one that has tended to be car-based and 'bolted on' to existing settlements in an un-integrated way or removed from transport and infrastructure. We are keen to avoid growth which forces people back into their cars to access their places of work and local services. Importantly, we see our development providing an opportunity for family housing where it is needed most - close to employment, shops and other local facilities, and where most of their daily needs are within walking or cycling distance.

We look forward to welcoming as many of you as possible to the charrette. Details of this unique consultation process are included in this paper outlining its structure, the timetable and some more about the design team. Each meeting and presentation is open to all. However, you will see that a number of the meetings will discuss specific subjects and each will no doubt attract specialists and particular interest groups such as business owners, planners, councillors, environment and transport officials. We are, of course, keen that local residents should play a central part in the process.

I look forward to seeing you.

Jestyn Davies
Managing Director, Murray Estates

SESplan: New Thinking on Planning in Scotland

As part of the Scottish Government's reform of the planning system, the Edinburgh and South East Scotland Strategic Development Plan Authority (SESplan) was designated by Scottish Ministers on 25 June 2008. It comprises City of Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian Councils.

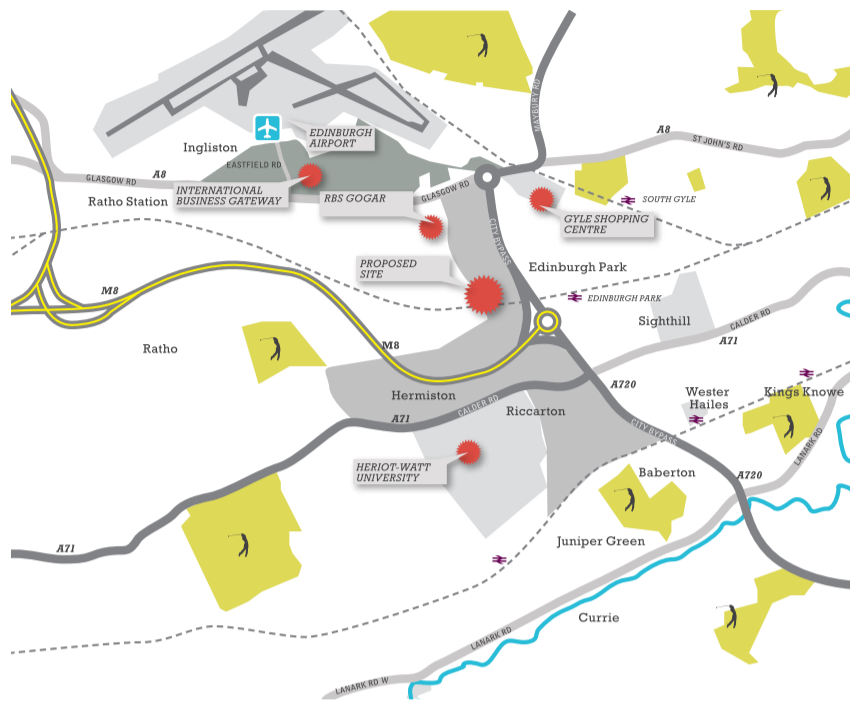


Robin Holder
Holder Planning

SESplan's main role is to prepare and maintain an up-to-date Strategic Development Plan (SDP) for the Edinburgh and South East Scotland area. This SDP process will engage and work with key stakeholders and the wider community to create the future planning landscape in Edinburgh and beyond. When approved, the SDP will replace the existing Edinburgh and the Lothians Structure Plan, the Fife Structure Plan and the Scottish Borders Structure Plan.

This plan, arguably the most significant new development plan to be produced in the last 20 years, will cover a population of 1.2 million and 521,000 (2006) households; a population expected to grow by 14 percent from 2004 – 2032 to 1.4 million or 700,000 households. The plan will enable and steer future development across the SESplan area from 2012 to 2032. It will lay a sustainable growth path for South East Scotland through challenging issues, including the economic downturn and climate change.

The planning system impacts on us all, either directly or indirectly. There is a statutory requirement to prepare developments plans which provide the basis for decision making on planning applications. They contain a strategy for the future development of an area and set out policies and proposals to guide the future development and use



Proposed development site, west Edinburgh. Please note boundaries and map are for indicative purposes only.

of land. The topics are not set but usually cover subjects like the environment, housing, transport and infrastructure, economic development and retail. Decisions on where and how development will take place in Scotland will be influenced by the Strategic Local and Development Plans as described below:

WHAT ARE DEVELOPMENT PLANS?

Strategic Development Plan (SDP): these will be produced by the new Strategic Development Planning Authorities (SDPAs) which have been set up for Scotland's four largest city regions. They set out a long-term (20 years or more) spatial planning strategy indicating in broad terms where future development will be located and what's needed to deliver it. SDPs are to be reviewed frequently at least every four years.

Local Development Plan (LDP): these will be produced by the local planning authorities and set out more detailed policies and proposals to guide development. These plans must be adopted by the local planning authority within two years of the approved SDP and accord with it (in the case of the city regions) and seek to implement its requirements on a site-specific basis.

The SDPs and LDPs form the statutory development plan for the SESplan area.

THE SESPLAN MAIN ISSUES REPORT:

The SESplan Strategic Development Plan Authority has produced the Main Issues Report to encourage public involvement in the strategic planning process within Edinburgh and the South East of Scotland. SESplan is an essential building block in the forward-planning system in Scotland and will ultimately guide the allocation of sites and the provision of the policy framework within the LDP for your area. This will then be the basis for the consideration of planning applications and proposals. There are key questions that require to be addressed by strategic planning in the SESplan area. These include the scale and direction for development over the next 20 years, as well as the services and infrastructure required to deliver that development.

THE CALYX

The Calyx, which is the brainchild of Beechgrove Gardens' Jim McColl, will be a facility of international profile — a visitor attraction, a community facility, a showcase of horticultural expertise, an environmentally friendly centre and so much more.

With international-themed gardens, education facilities and experimental horticulture, it will be a must-see experience in its own right — a living landmark in the Capital.

In its role as Scotland's International Garden Showcase, the Calyx will be a facility without equal. The garden will delight visitors with its dramatic themed landscapes, boasting show gardens, water gardens, wildlife gardens and sensory gardens.

Focussed around gardening, the Calyx will promote a healthy lifestyle and learning and

education will be at its heart. Scotland's International Garden Showcase will allow visitors young and old to experience gardening first-hand.

With facilities ranging from community allotments to top-end research gardens, the Calyx will be at once a catalyst for higher levels of investment and employment and a community resource for the whole country.

In keeping with the rest of Edinburgh's Garden District, the Calyx will be an environmentally friendly attraction. A transport system using electric- or gas-powered vehicles will link the site to the public transport hub at Hermiston. This will provide a sustainable means of access for some of the half million visitors anticipated to come to this unique attraction each year.



TEAM MEMBERS



Jestyn Davies
Murray Estates



Andres Duany
Duany Plater-Zyberk & Co.



Galina Tachieva
Duany Plater-Zyberk and Co.



Robin Holder
Holder Planning



Stephen Tucker
Barton Willmore
Urban Design

DPZ Design Team: Senen Antonio, Eusebio Azcue, Edgar Bennett, Javier Cenicacelaya, David Colgan, Anthony Glen Way, Marina Khoury, Matt Lambert, Scott Merrill, Atul Sharma, Chris Ritter, Max Von Trott

Other team members: Ecology - Nigel Rudd, Nigel Rudd Ecology; Archaeology - Russel Coleman, Headland Archaeology Limited; Public Affairs - Christine Mackenzie, Media House International Limited

DEVELOPER

Sir David Murray and Jestyn Davies

Murray Estates

Murray Estates is an established commercial property development and investment company and is a subsidiary of Murray International Holdings.

Murray Estates has the capacity to deliver a new district for the City of Edinburgh, based upon the principles of sustainable development. We understand the priority objective of providing more family housing in Edinburgh that is well connected to places of work and community facilities. We are committed to meeting low carbon targets and achieving the highest quality environment.

Murray Estates controls over 750 acres of land on the western edge of Edinburgh, which offers a unique master planning opportunity for the expansion of the City through the creation of a new urban district. We believe that SESplan provides an opportunity to set out a vision for the future of the Capital City, and that Edinburgh's Garden District can be part of this vision.

MASTER PLAN CONSULTANT

Andres Duany, Project Principal

Duany, Plater-Zyberk & Co.

Galina Tachieva, Project Director

Duany, Plater-Zyberk & Co.

Celebrating its 30th year, Duany Plater-Zyberk & Company (DPZ) is a major leader in the practice and direction of urban planning, having designed over 300 new and existing communities worldwide.

DPZ's projects have received numerous awards, including two National AIA Awards, the Vincent Scully Prize, the Thomas Jefferson Medal and two Governor's Urban Design Awards for Excellence. The firm's early project of Seaside, Fla., was the first authentic new town to be built successfully in the United States in over 50 years.

The firm is led by its principals, Andres Duany and Elizabeth Plater-Zyberk, who are co-founders of the Congress for the New Urbanism (CNU).

The firm's method of integrating master

plans with project-specific design codes and regulations is currently being applied to sites ranging from 10 to 10,000 acres throughout the United States. Abroad, DPZ projects are underway in Scotland, Spain, Canada, Germany, Belgium, Australia, the Philippines, Mexico, India and Turkey.

A significant aspect of DPZ's work is its innovative planning regulations which accompany each design. Tailored to the individual project, the codes address the manner in which buildings are formed and located to ensure that they create useful and distinctive public spaces. Local architectural traditions and building techniques are also codified within the regulations.

PLANNING

Robin Holder

Holder Planning

Holder Planning offers advice to all sectors of the development industry, to national corporations, government agencies, private land and property owners, and local businesses. Key sectors are housing, retail, commercial, energy, rural diversification and public consultation. They have particular expertise in large scale mixed-use urban developments and sustainable town and city expansions.

Robin Holder has 22 years experience working in the public and private sectors. He is a leading figure in the Scottish planning profession and has advisory roles for Homes for Scotland and the Scottish Property Federation.

DESIGNER

Stephen Tucker, Director

Barton Willmore Urban Design

Stephen Tucker leads the Barton Willmore Urban Design team in Scotland and across the North of England. He has extensive experience of delivering masterplans, development frameworks, design guidance and design and access statements. Tucker is also recognised for his work with local communities.

Barton Willmore has grown its business organically since being established as an architectural partnership in 1936 to become the UK's leading independent, integrated planning and design consultancy. With nine offices across the UK, Barton Willmore is owned and managed by 19 partners and has a staff of 270.

CALYX MASTERPLANNER

Steve Nelson, Landscape Architect

Gillespies

Steve Nelson is a landscape architect and partner of Gillespies, a UK-based international and multi-disciplinary practice of landscape architects, planners, architects, urban designers and environmental managers. Established in 1962, the company is directed by eight partners, with over 80 members of staff. The practice prides itself on providing a disciplined and creative application of multi-disciplinary skills to tackle complex environmental and development problems.

Nelson has over 30 years in the profession and often leads multi-disciplinary teams on large landscape development projects. He has led or been part of multidisciplinary teams for the preparation of masterplans for parks, residential, healthcare, commercial and mix projects throughout Scotland and the UK.

ARCHITECTURAL CONSULTANT

Jeremy Scott

Michael Laird Architects

Michael Laird Architects is one of Scotland's leading architectural practices responsible for some of the country's most significant buildings, with many award winning projects to their name. They have a particular expertise and recognition in masterplanning, urban regeneration, workplace buildings and creating residential communities.

Jeremy Scott has been the design director at Michael Laird Architects for over 10 years and has led the design of many of the practice's award winning projects including The Royal Bank of Scotland HQ, Edinburgh Quay, Lochrin Square, EHQ1 and Varsity. Jeremy has particular expertise in workplace design, residential projects and masterplanning with an increasing focus on community liaison.

ENGINEERS

Grant Simpson, Director

Blyth+Blyth Consulting Engineers Limited

Blyth+Blyth is a privately owned design consultancy specialising in civil, structural, mechanical and electrical engineering design. Wholly owned by the working directors of the business, the firm operates from offices in Edinburgh, Glasgow and London. The business is engaged in projects across the full spectrum of the develop-



Steve Nelson
Gillespies



Jeremy Scott
Michael Laird Architects



Grant Simpson
Blyth+Blyth Consulting
Engineers Limited



Claire Carr
Colin Buchanan



Peter Fairlie
The Calyx Project

ment and construction sectors and has a reputation for being one of the UK's leading, forward thinking consultancies. Notable projects delivered by the current generation of the business include the New Royal Infirmary of Edinburgh, the 2000 home regeneration of the Woolich Arsenal district in London and Glasgow's Radisson Hotel.

Grant Simpson joined Blyth+Blyth in its Edinburgh office following his graduation from the University of Aberdeen. Gaining a diverse experience in the design and construction of projects in the residential, education, hotels and leisure and commercial property sectors, he achieved chartered engineer status and became an equity holding director of the firm in 2003.

TRANSPORT

Claire Carr, Director
Colin Buchanan

Claire Carr is the board director responsible for Colin Buchanan's operations in Scotland, Manchester and the West Midlands. Carr has over 25 years experience in transport planning and traffic engineering and started her career with TPA in London. Carr joined the Edinburgh office of Colin Buchanan in 2000 and responsibility for Scotland in 2003. She specialises in development planning, policy research and sustainable travel.

Current projects include the St James Quarter in Edinburgh, the Edinburgh BioQuarter, Glasgow Fort and Fort Kinnaird, a Travel Planning Framework for SEStran and the new acute Hospital at Larbert.

CALYX

Peter Fairlie, Chief Executive
The Calyx Project

A veteran of the whisky industry, Peter Fairlie developed a number of brands including, The Macallan, Highland Park, Glenturret, Famous Grouse and Black Bottle. He also developed Glenturret Distillery in Crieff into the most visited whisky dis-

tillery and created its award-winning restaurant.

Fairlie is a former board member of Visit Scotland and Sport Scotland. He has worked in general management and developed a number of companies in a range of sectors: scotch whisky, tourism, healthcare, pharmaceutical services, IT web based services, hotel & leisure, restaurant and retail. He has undertaken numerous development projects including promotion of environmental initiatives. He is currently Chief Executive of the Calyx project.

Jim McColl, MBE
Horticulturalist

Jim McColl is best known for presenting BBC Scotland's Beechgrove Garden.

He studied at West of Scotland Agricultural College and then took up various posts in England returning to Scotland as Horticultural Adviser for Aberdeenshire and the North of Scotland, based at the North of Scotland Agricultural College. He then worked for Morrison Bowmore Distillers at Glengarioch Distillery in Oldmeldrum to manage a pioneering Waste Energy Project, later moving to the companies HQ to set up and run their PR and Customer Relations Division.

In addition to Beechgrove Garden he has presented a range of radio programmes and served as a Board Member on a number of Boards including Royal Botanic Garden Edinburgh and The National Trust for Scotland. McColl initiated the Calyx Project and serves on the Board of Scotland's Garden Trust.

RESIDENTIAL/ECONOMY

John Brown and John Boyle
DTZ

John Brown, FRICS, is the director responsible for DTZ's residential business across Scotland. He brings over 35 years experience in the Scottish markets and has been responsible for a large number of residential and mixed-use developments across Scotland, including new towns and major

regeneration areas. His clients include major landowners, developers and house builders. Particular projects include providing planning and development advice with emphasis on residential/commercial enablement.

Dr. John Boyle, MA (Hons), PhD, is an associate director and an experienced economist. He has particular expertise in housing market research and housing economics, including providing demographic and economic forecasts. He has been involved in a number of housing market assessments to underpin local authority housing provision and has undertaken reviews of the performance of residential markets throughout the UK for a variety of clients. He was the socioeconomic adviser to Moray Estates Development Company in its planning for the Tornagrain new town development in the Highlands.

EDUCATION

Paul Wheelhouse
Paul Wheelhouse Consultancy Limited

Paul Wheelhouse is an economist with a specialism in education demand and supply modelling. Prior to establishing an independent consultancy, Paul Wheelhouse Consultancy Limited, he gained 18 years of consultancy experience with Peda plc, DTZ Peda Consulting and most recently with BiGGAR Economics.

Over the last five years, Wheelhouse has supported sites or assessed the impact of residential development on schools for a total approaching 29,000 units of housing across the UK. He is currently advising Ediston Properties on their proposals for housing-led regeneration of the former Continental Tyre plant at Newbridge, and represented landowners at Ratho Station in the Rural West Edinburgh Local Plan inquiry.



Jim McColl, MBE
Horticulturalist
and Broadcaster



John Boyle
DTZ



John Brown
DTZ



Paul Wheelhouse
Paul Wheelhouse
Consultancy Limited



Christine MacKenzie
Media House
International Limited



Courtesy oldukphotos.com

Planned Towns in Scotland

PLANNING IN EDINBURGH

The concept of a planned or “new” town is not a recent invention in the United Kingdom; Scotland has over one hundred such towns, beginning with the Royal Burghs established by David I beginning as far back as the 1200s. Royal Burghs were founded to encourage trade and economic improvement, and by the early 13th century, there were forty burghs in the Scottish kingdom.

The human settlement that would eventually grow into Edinburgh can be traced to as far back as the Bronze Age. It was founded upon the famous castle rock, the volcanic crag and tail shaped by millions of years of glacial activity. The Old Town emerged on this hilltop crag and eventually was fortified into Edinburgh Castle. The rest of the city grew slowly down this tail of land and joined with another small settlement, Canongate, which emerged around the Abbey of Holyrood.

THE OLD AND NEW TOWNS

The Old Town grew with a medieval plan and many Reformation-era buildings. The Old Town’s main artery, the Royal Mile, rides the Castle Rock ridge from west to east; minor streets (called closes or wynds) lead downhill on either side of the main spine in a herringbone pattern. Large squares mark the location of markets or surround public buildings such as St. Giles’ Cathedral and the Law Courts.

Space restrictions imposed by both the narrowness of the “tail” and the Flodden Wall, constrained growth and prompted the development of higher buildings. Eleven storey buildings were common and there are records of buildings as high as 14 or even 15 storeys high. Unfortunately, population density combined with poor sanitation to significantly diminish the quality of life in the Old Town.

Sir Patrick Geddes, often described as the Father of Modern Town Planning, developed a new approach to city development and renewal, marrying the history and culture of places with the provision of fresh air, greenery and other amenities. He undertook several urban renewal projects

in the Old Town, using sensitive infill redevelopment. Ultimately however, a parallel environmental response and solution to these issues emerged.

With an Act of Parliament in 1766 empowering the extension of the City Royalty, a site was chosen to the north of the Old Town comprising 192 acres on a long low ridge running from east to west. Following a competition held in 1766, James Craig’s scheme for the New Town was chosen. Set out on a gridiron, the streets of New Town are hierarchical in design. The main streets, Princes and George Streets, and the two terminating squares (Charlotte Square on the west and St. Andrew Square on the east), became the grandest locations, with the cross streets containing tenements and the intermediate streets and lanes containing artisan dwellings, thus allowing a variety of social classes, as well as a series of both formal and informal spaces.

The success of the New Town generated further expansion through the late 18th and early 19th centuries, laid out by famous architects such as Adam and Playfair. The grid pattern prevailed, with additions of crescents, squares and circles. A large percentage of the land was identified and reserved for public spaces and gardens, and all development was regulated by an exacting urban and architectural code.

As the heart of the Scottish Enlightenment and renowned throughout Europe as a hotbed of talent and ideas and a beacon for progress, Edinburgh had become a major cultural centre. The City was known as the Athens of the North because of the Greco-Roman style of the New Town’s architecture, as well as the rise of the Scottish intellectual elite who were increasingly leading both Scottish and European intellectual thought.

FURTHER GROWTH

Since then, Edinburgh has grown in all directions. In the course of the last 150 years, villages have been absorbed, small independent towns have become urban districts and the outskirts of the city have been transformed and expanded. Some of this growth has been carefully planned while other areas have grown with less guidance.

To the south of the centre, St Leonards, Marchmont, Newington, Sciennes and the Grange have become the “South side”. These areas grew in popularity as a residential area following the opening of the South Bridge. No less fascinating are the origins and development of districts as diverse as Leith, Trinity, Warriston, Drylaw, Blackhall, Comely Bank, Murrayfield, Stenhouse, Craiglockhart, Redford, Morningside, Newington, Liberton, Craigmillar and Portobello.

In the 1920s and 30s, some of the principal suburbs of Edinburgh began to take shape – e.g. Colinton, Liberton, Corstorphine, Fairmilehead and Duddingston. Although unremarkable in terms of architecture, these areas are characterised by the quality of house construction, availability of private gardens and attractive ‘leafy’ environments. Not surprisingly, they are some of the most sought after locations to live in the City, particularly for families who can afford the relatively high prices.

The 1950s, 60s and 70s witnessed the most rapid expansion of the City in its history. This was the golden age of municipal council housing, built in bulk and built at low cost. Sadly, many of these areas became synonymous with deprivation and social problems. Although these communities are strong and resourceful in their attempts to regenerate, they are badly let down by the built infrastructure around them. There is a notable lack of attractive open space and good shopping facilities for example.

CITY GROWTH

Since the 1980s, planning policies have sought to restrict the further outward growth of the City. The building of family housing has therefore substantially declined, thereby leading a generation of homemakers to move to the provincial towns, from where they could commute into the City to work. There have been a quite substantial number of private flatted developments completed in the City over the past decade, at the Waterfront and on

[ORIGINS continues on page 8]

Your Chance to Have Your Say

The charrette process is an intensive one. Very few people have the time to attend each day and not everyone is able to participate in the process in its entirety. For this reason a series of workshops have been arranged to deal with specific areas of interest, as summarised below.



Stephen Tucker
Barton Willmore
Urban Design

WORKSHOP #1: A GARDEN DISTRICT

Wednesday, 27 October, 10:30 a.m. – 12:00 p.m.

Inspired by Edinburgh's rich landscape and the site's own stunning setting, the Garden District will deliver a series of new parks and open spaces, both of local and citywide significance. Over time these spaces will come to form an important part of Edinburgh's green network.

At the heart of this green space network will sit the Calyx, Scotland's National Garden Showcase. The Calyx will be a facility of international profile — a visitor attraction, a community facility, a showcase of horticultural expertise, an environmentally friendly centre and so much more. The Calyx is envisioned to be planned in conjunction with the enhancement of the Union Canal which is also the subject of an exciting vision for reuse.

The Charrette will consider the location and nature of green space through the new district and its potential contribution to the city's green network. Issues to be examined include the relationship between green spaces and the Calyx; gardening; and local food production.

Planning for the overall network of parks, squares, trails, paths, other open spaces and civic amenities should therefore recognise their utilitarian/recreational function together with their placemaking potential, as is the tradition within Edinburgh.

Points to be discussed....

- Calyx
- Taking the Garden Theme through the development
- Parks
- Open Spaces / Green Network
- Designed Landscape
- Allotments
- Other Open Space requirements
- Visual Impact
- Ecology
- Sustainability
- Agriculture
- Union Canal

WORKSHOP #2: A CONNECTED DISTRICT

Wednesday, 27 October, 2:00 p.m. - 3:30 p.m.

The proposals for the Garden District are in part inspired by its proximity to Edinburgh's

city centre and the natural connections that are already in place or programmed in the near future. The site's location means that many of those who choose to live here will be able to work nearby.

We recognise that connecting places and destinations, promoting pedestrian activity and public transport, providing ample and convenient parking and existing local and regional accessibility are critical to the Garden District's success. Often, new development is blamed for traffic congestion and all the associated inconveniences.

However, this is only true when uses are segregated and the places that people live in are separated from the places that people need to go. In mixed use developments, most of the daily necessities are within walking distance, eliminating or greatly shortening vehicular trips. Both Edinburgh's Old Town and New Town are communities that are fairly compact and walkable. Conversely, the last few decades have seen the rampant growth of car-oriented sprawl in the expansion areas and the regions at large. Emerging opportunities include a return to compact, mixed use, walkable neighbourhoods, including the creation of a finer-grained, more walkable street and block network.

The Garden District is within walking distance of a railway station, a park and ride facility, major bus routes and the proposed tram route, and is in close proximity to Edinburgh Airport. The Charrette will consider how this existing public transport infrastructure can be extended into and through the site. Our goal is to afford an unprecedented level of public transport frequency and connection to the new community, providing genuine, viable alternatives to traveling by car. Existing walking and cycling routes will be retained and improved and new routes will be developed and support facilities put in place. Most importantly, the street environment will be designed in accordance with the Government's Designing Streets agenda.

The site's location close to the city centre means it will benefit from an exceptional level of digital connection. Fibre optics and high speed broadband will mean that working from home will be a genuine option for many households, retaining people in the district throughout the day and adding to levels of daytime activity and vitality.

Points to be discussed....

- Public Transport
- Cycling and Walking Routes
- Designing Streets
- Vehicular Transport
- Services / Utilities
- Digital Connection
- SUDS
- Green Network

WORKSHOP #3: A SPORTS DISTRICT

Thursday, 28 October, 10:30 a.m. – 12:00 p.m.

A central theme in the new development is an emphasis upon health and wellbeing.

Among the key features of the Garden District is the proposed Sports Village and Edinburgh Stadium. The new stadium will serve the region,

with a facility that could seat 25,000 people and host a number of prestigious events. The Sports Village is envisioned to comprise a centre of excellence which could complement existing adjacent facilities, but will also address the more general sporting needs in the region. It will offer a real opportunity for athletic training, activities and events to come to our nation's capital. These new facilities are to be integrated with a cycle and pedestrian path network centred on the Union Canal. The concept of a Sports Village within Edinburgh's Garden District is in its formative stages and the Charrette offers an outstanding opportunity to discuss this proposal in greater detail.

Last but not least, apart from the proposed sporting facilities, the team will examine the creation of age inclusive communities which integrate the interrelated age-related concerns of health service delivery, transportation, workforce development and land use planning. The Garden District is envisioned to comprise healthy and socially engaging communities for people of all ages and abilities.

Points to be discussed....

- Edinburgh Stadium
- Sports Village
- Access for Visitors
- Health and Well Being
- Lifestyle
- Multigenerational Living
- Other Leisure Amenities

WORKSHOP #4: A CITY DISTRICT

Thursday, 28 October, 2:00 p.m. – 3:30 p.m.

Much of Edinburgh's success as a commercial and cultural centre lies in the strengths of its successful places. This concerns not only the architectural fabric of the city but also the varied densities and mix of functions, uses and activities. In a 2009 YouGov poll, Edinburgh was voted the "most desirable city in which to live in the UK". Edinburgh was also rated The Best Place to Live in Channel 4's 2007 4Homes survey.

Edinburgh is sustained not only by the urban population but also by those who live on the outskirts of the city and journey to the centre to work, study and visit. Increasingly, the rich mix of uses benefits from the 1 million overseas visitors that come to experience the city every year.

Our vision is to create a functioning, mixed use district to the west of the city offering places to live, work, shop and eat; providing opportunities for cultural enrichment, learning and recreation; and presenting the community at large with gathering places and common grounds for celebration during both daytime and evening hours. As part of the Charrette process we will consider the historic and cultural development of successful places in Edinburgh. Are there lessons from this rich history that can help shape the mix and density of housing, community facilities, local retail, business and commercial floorspace across the Garden District? What might these lessons mean in term of lifestyle, density and design?

[VISION continues on page 8]

A MESSAGE FROM SIR DAVID MURRAY

Chairman Murray International Holdings

I do hope you find this Pre-Charrette paper interesting and informative. The Murray Group have been long term investors in Scotland employing many thousands of people over the past 30 years. Despite the difficult economic times that we have all been experiencing we have as a group continued to invest in Edinburgh and Scotland. Our vision for Edinburgh's Garden District has been carefully formulated over several years and itself reflects our long term investment in the city with the majority of our landholdings having been held by us for over 20 years. We believe these ambitious proposals will provide a lasting legacy for the city. I encourage your involvement in this exciting event.



Sir David Murray
Chairman
Murray
International
Holdings

David Murray
Sir David Murray

[**VISION** from page 7]

Points to be discussed....

- Mixed Uses with emphasis on Housing Requirements
- Community Facilities, Education and Other Amenities
- Retail
- Business
- Heritage
- Architecture
- Demographics and Neighbourhood Quality

**WORKSHOP #5:
A WORKING DISTRICT**

Friday, 29 October, 10:30 a.m. -12:00 p.m.

The Garden District is not a site apart; it sits within, supports and benefits from its surroundings. This area is already a major employment location in Edinburgh and the development will

[**ORIGINS** from page 6]

other redevelopment sites. Although this has led to the beneficial regeneration of parts of the City, they are not always attractive to families who tend to seek more suburban environments with 'space to grow'.

Edinburgh, and Scotland at large, is continually evolving, as socio-economic, political and technological changes demand new forms and functions for places, threatening the fabric, and liveability, of our towns and cities. Population growth and migration, infrastructure demands and expectations for a higher standard of life bear upon the quality of the built environment, and, until recently, often with unsatisfactory results that appear to be in the alien mode of suburban American sprawl than an inherently Scottish outlook. Similar to the plan-

ning and design response that birthed renewal in the Old Town and new growth in the New Town, we need to mitigate the crisis of ad hoc development and propose a less wasteful alternative to the rampant suburban sprawl.

add many thousands of short, medium and long term employment opportunities. Just over £50 million a year will be generated by Edinburgh's Garden District, which will have a long term Gross Value Added impact of just under £26 million per year.

Points to be discussed....

- Integration with Commercial Neighbours
- Business Opportunities
- Retail Opportunities
- A National Visitor Attraction
- Calyx and Garden Opportunities
- Home Working
- Construction
- Community Benefit
- Economics
- Employment
- Development Strategy

The date and times of each workshop are listed above and on the front page. I hope to see you there.

Clearly, inasmuch as the City has expanded in the past and is no stranger to planned development, city growth remains a viable, and in many cases an attractive, option but only when the process is considered carefully and thoughtfully. The Charrette proposes growth to the west of the city and looks to learn lessons from history that will help shape our approach, whilst, in the tradition of the Scottish Enlightenment, marrying these traditions with the most forward-looking principles in town planning and design. If you have a particular interest in this area, we would be delighted to hear your thoughts at the Charrette – why don't you come along?



For more information visit us at
www.edinburghsgardendistrict.co.uk