

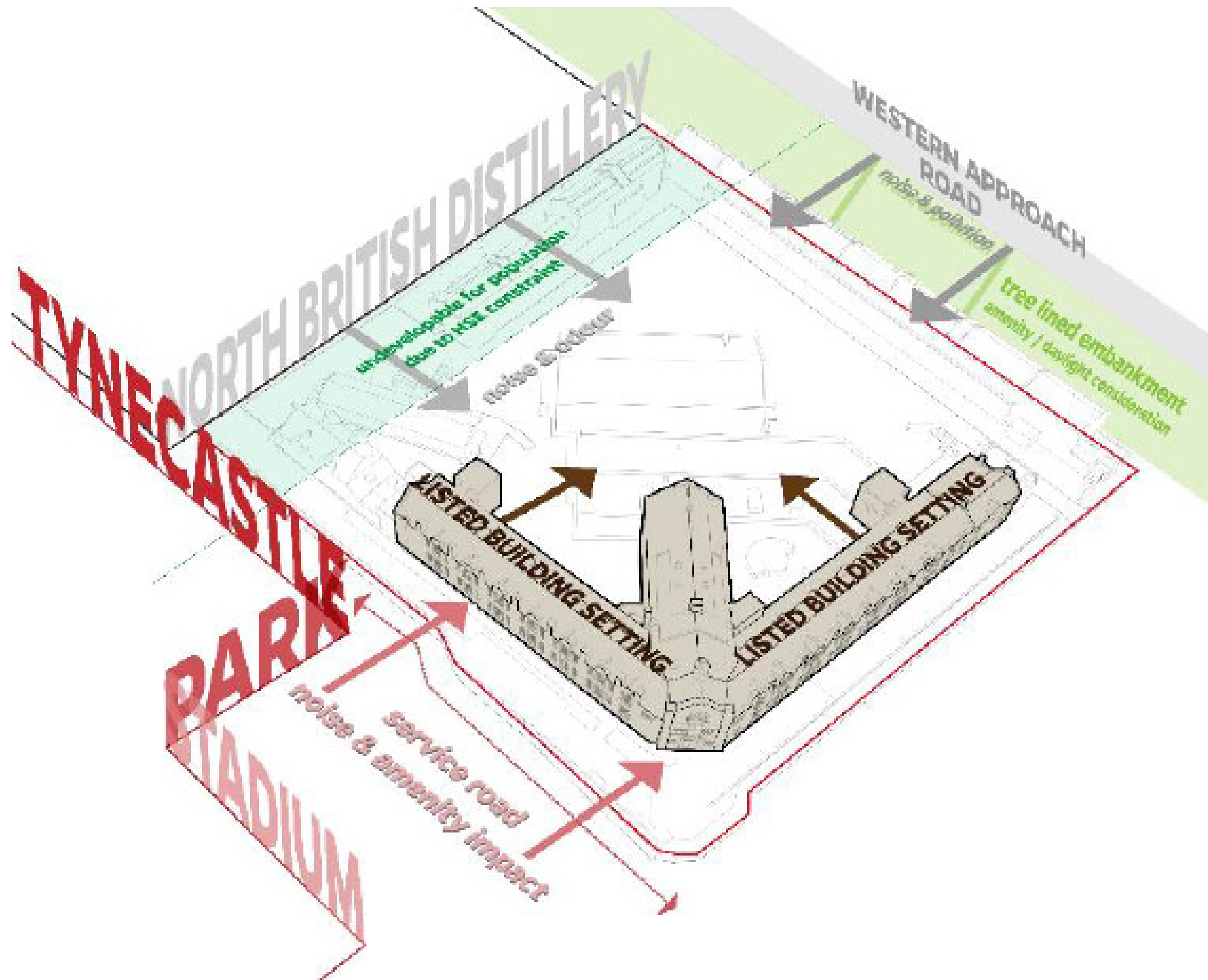
S1 Developments
Old Tynecastle High School

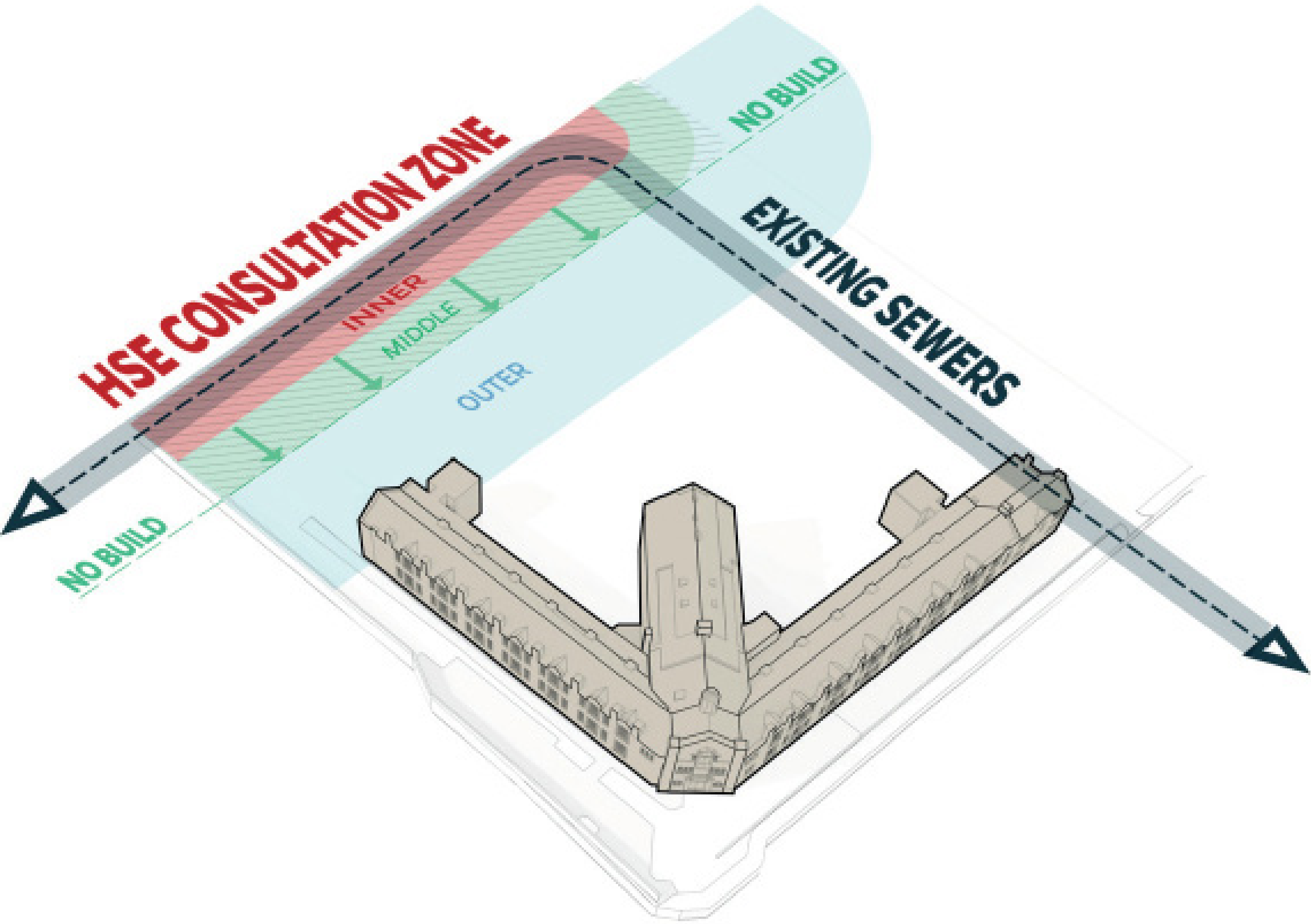
05/07/21



The Old Tynecastle High School has lain vacant for more than 10 years. Prior to purchasing the site, S1 identified a number of constraints which could impact the development and inform the design approach:

- 1. The poor condition of the B Listed buildings**
- 2. Proximity to the North British Distillery (NBD) to the west**
- 3. Proximity to the Western Approach Road to the north**
- 4. Proximity to the Tynecastle Stadium to the south**
- 5. The presence of the HSE Consultation Zone within the site boundary**
- 6. The existing sewer running through the centre of the site**





S1 developed a set of key aspirations for the development, taking the site constraints fully into account. These aspirations formed the basis of the brief for the design team:

- 1. Retention and restoration of the original B Listed school building**
- 2. Mitigate industrial noise (NBD) and traffic noise (Western Approach)**
- 3. Mitigate issues with air quality (NBD / Western Approach) and odour (NBD)**
- 4. Avoid residential accommodation within the HSE Consultation Zone (inner and middle)**
- 5. Ensure that proposed use does not impact established neighbouring uses**
- 6. Provide a high level of amenity, both internal and external, for all residents**
- 7. Provision of community spaces designed to suit specific community needs**
- 8. Increase green amenity space and biodiversity throughout the site**
- 9. Focus on sustainability and low-carbon design**

Taking the constraints into consideration, we felt that student accommodation provided the best fit for the site. The primary drivers for this decision included:

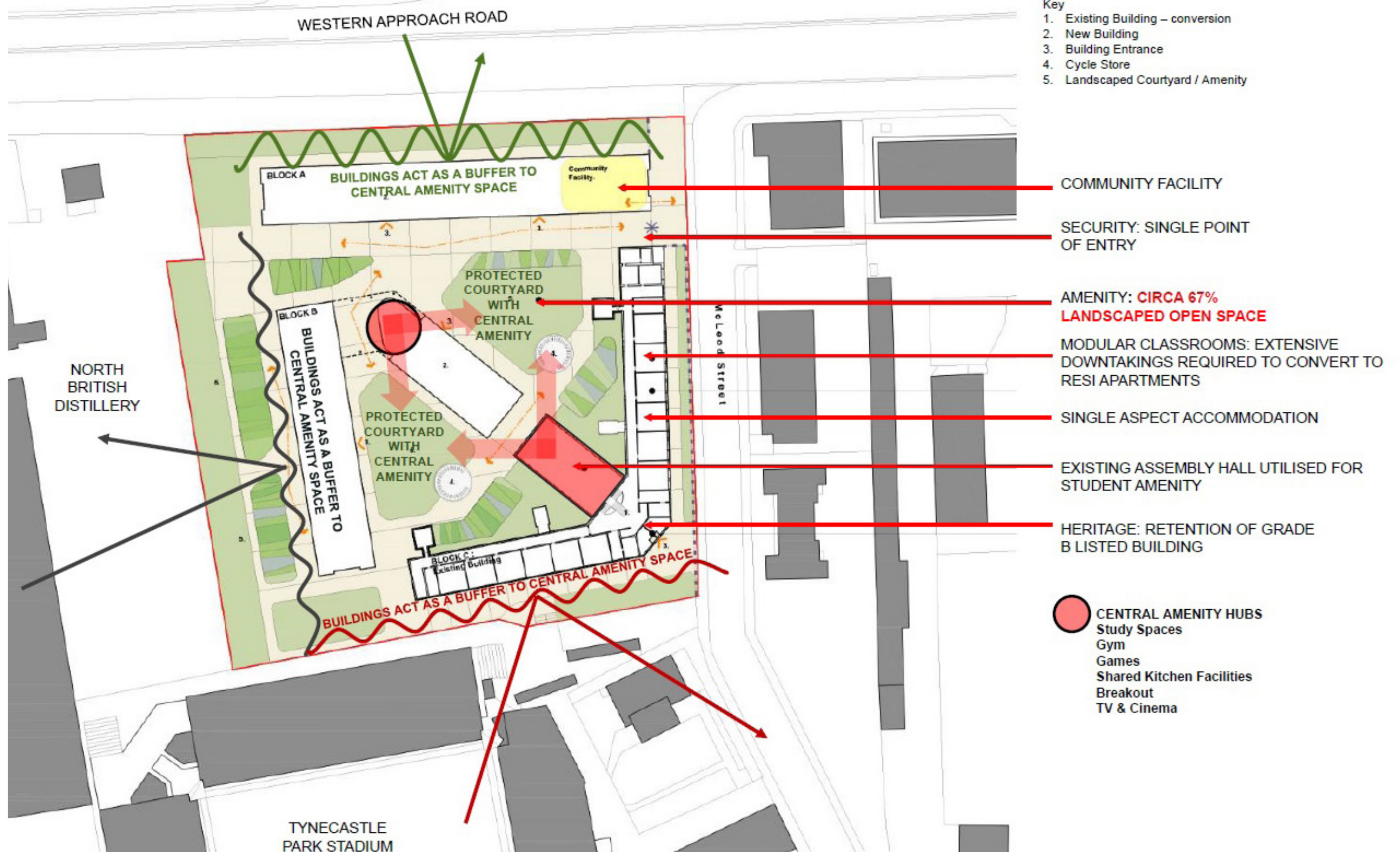
- 1. A single point of contact for neighbouring uses to mitigate noise / odour complaints**
- 2. Opportunity to create a 'collegiate-style' courtyard with extensive green space**
- 3. High quality communal amenity within the central courtyard, buffered from noise / odour**
- 4. Conversion of the existing school building without extensive structural alterations**
- 5. Opportunity to create multiple community spaces within the site**
- 6. Adaptive re-use of old school hall as central amenity hub**
- 7. Car free and sustainable development**

S1 Developments

Concept Plan at last CC Meeting



DEVELOPMENTS




Following feedback from the local community we reviewed potential locations for a residential block within the development.

The northern block was identified as the most suitable location due to it's relative distance from NBD and the opportunity to access it directly from McLeod St.

S1 Developments
Plan Showing Residential Block to North



 Residential site boundary

Aside from the operational issues associated with a split use on the site, we still had concerns about the level of amenity the proposed apartment block could achieve.

To help inform our decision, we commissioned a technical assessment of the noise, odour and air quality issues on the site. This was carried out by ITP Energised.

The full assessment will accompany the planning application. Below is a list of key points which impact the development:

Noise -

No external amenity areas, such as balconies or gardens, can be located along the site boundary, or on the upper levels, due to noise levels from NBD exceeding guidelines.

Internal noise levels can only be met with closed window attenuation across the site and closed window attenuation is not accepted as mitigation for industrial noise.

Odour -

The odour from NBD is considered 'moderately adverse' and the report notes that it may be necessary to identify mitigation measures at source or options for controlled ventilation for some parts of the development.

Air Quality -

The initial assessment notes that air quality limits options for rooftop amenity spaces and / or balconies at the upper levels.

It is our opinion, based on the findings of the ITP Energised reports, that the site struggles to provide a suitable level of amenity for a high quality residential development:

- **Apartments would have no balconies / external amenity at the upper levels**
- **All living rooms and bedroom spaces would rely on closed window attenuation**
- **No compliant private gardens could be provided on the perimeter of the site**

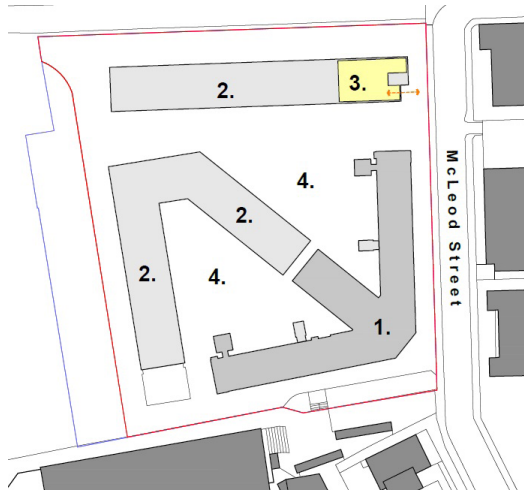
These issues will also apply to a student development. However, by placing a communal amenity space in the central courtyard rather than having individual private gardens, we hope to reduce the impact of the neighbouring uses:

- **Student residents will have access to a high quality central courtyard, sheltered from the noise and air quality issues**
- **The extent of external amenity space will significantly exceed the average for recently consented student schemes in the city**
- **Acoustic trickle vents (or mechanical ventilation where necessary) will ensure that internal amenity levels are met in rooms requiring closed window attenuation**

S1 Developments
Draft Ground Floor Plan

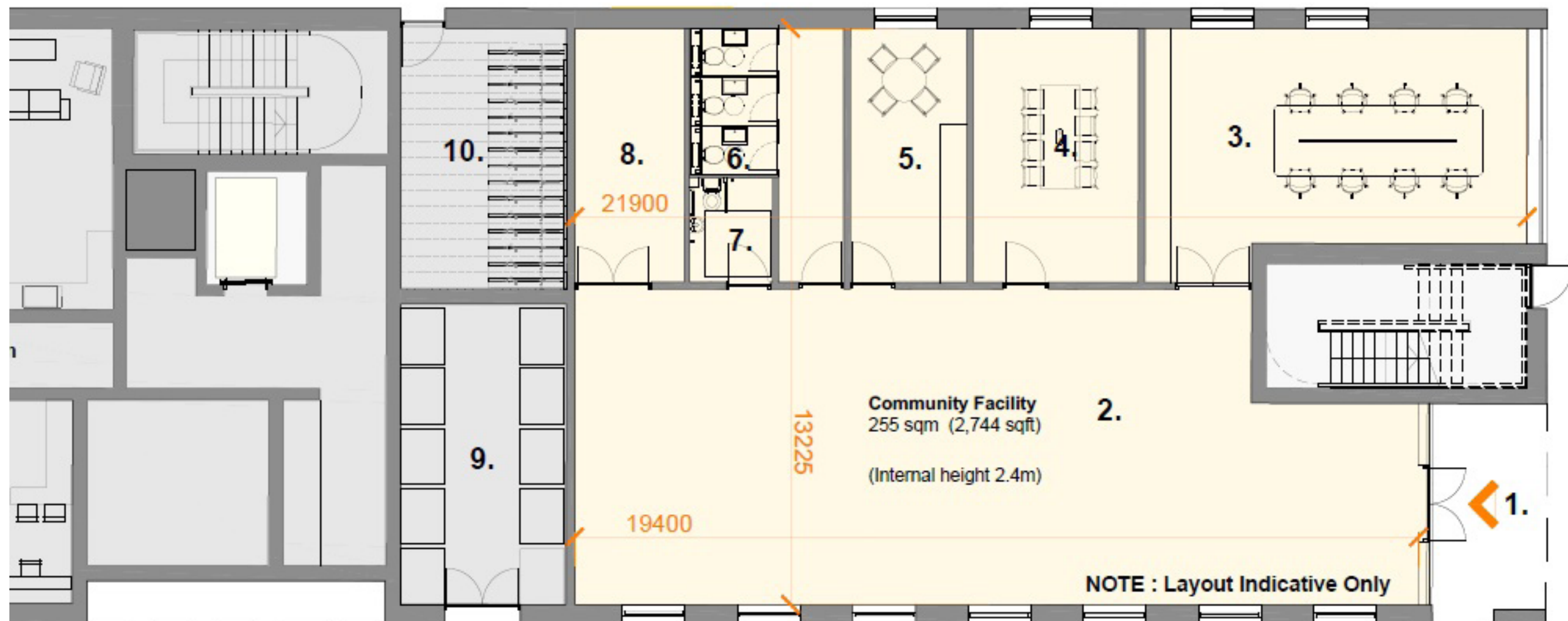


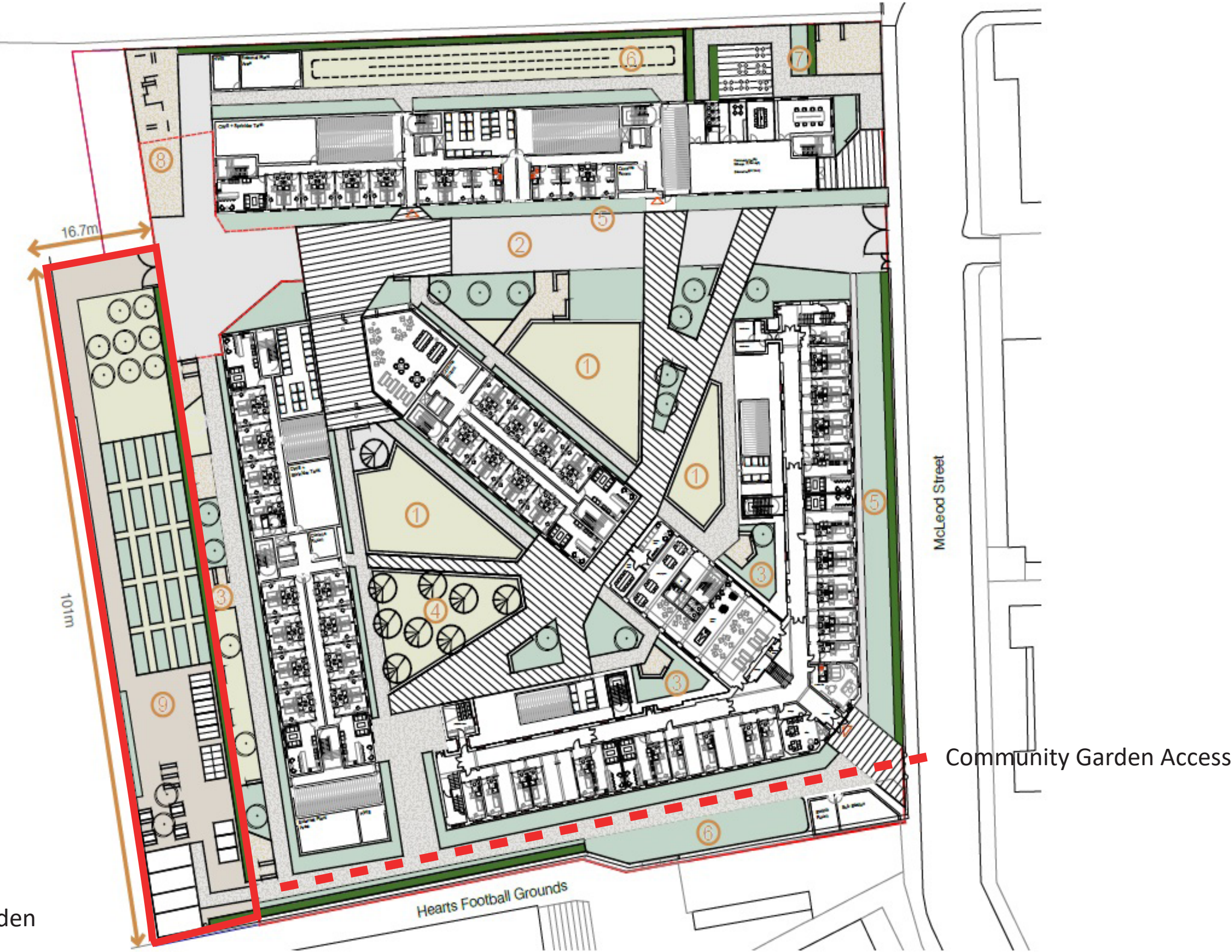
S1 Developments Community Space




We have spoken with a number of local charities and are in advanced talks with a preferred partner with whom we have developed the design. The intention is to have one charity as the primary operator, but with scope for multiple organisations to book it. The key deliverables for the design were:

- A large adaptable space for functions, lectures and classes
- A presence and frontage directly on McLeod St
- Meeting room facilities
- Storage



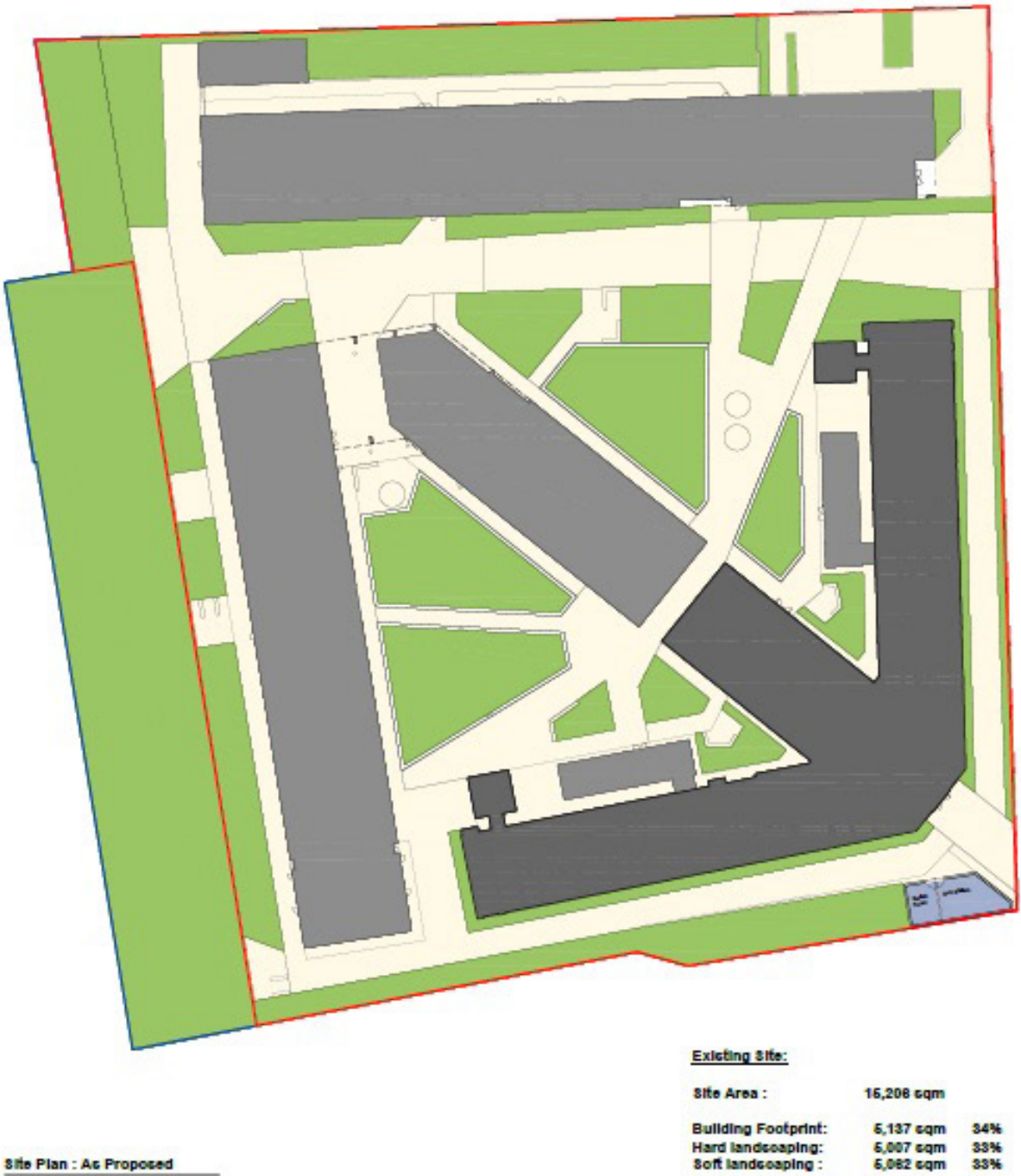
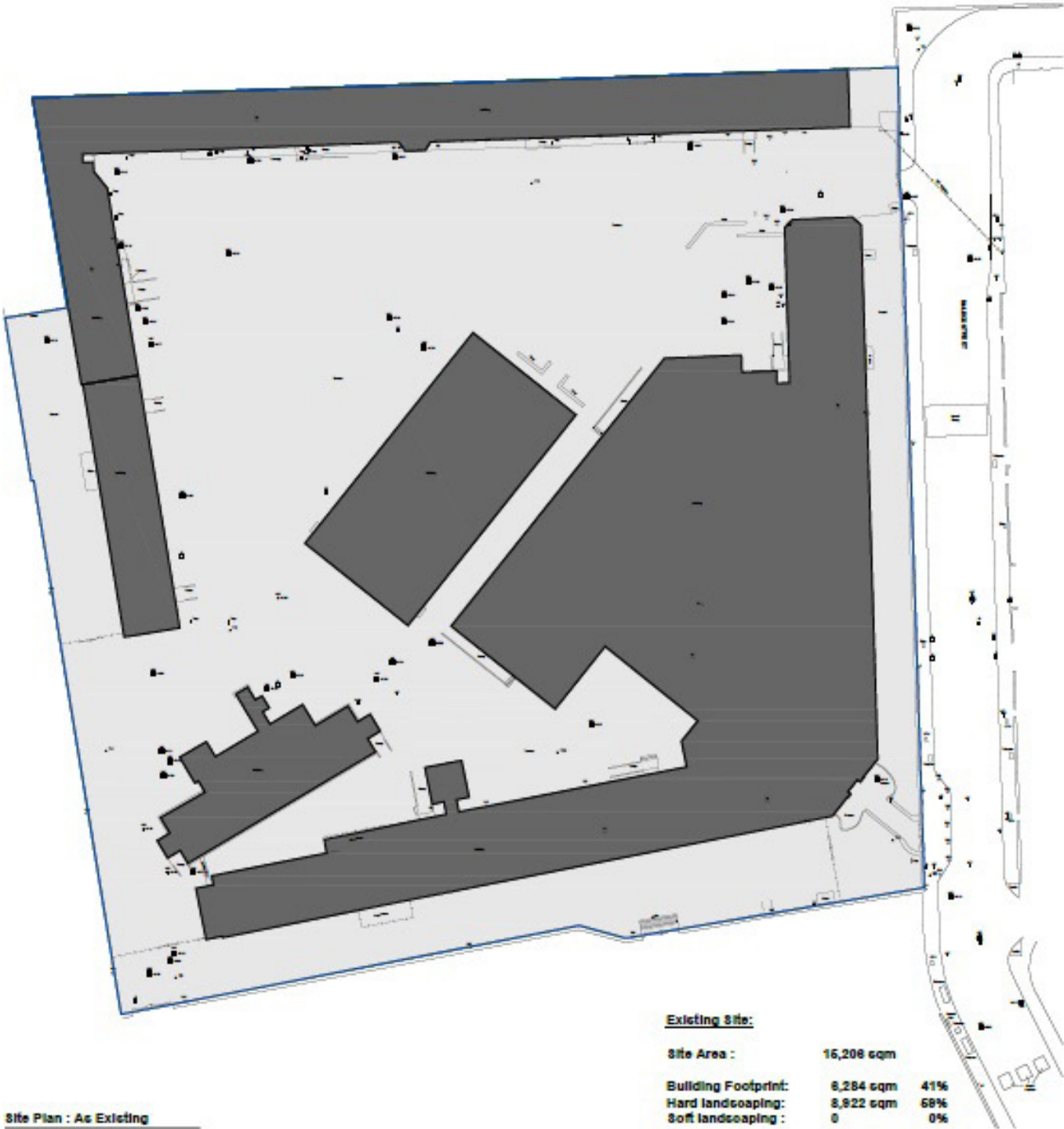


 Location of community garden

S1 Developments
Increase to Green Space on Site

The landscape plan has been developed to provide a huge increase in green space across the site. As part of the wider sustainability strategy, it aims to enhance the overall biodiversity of the site, improving the number of insect and plant species.

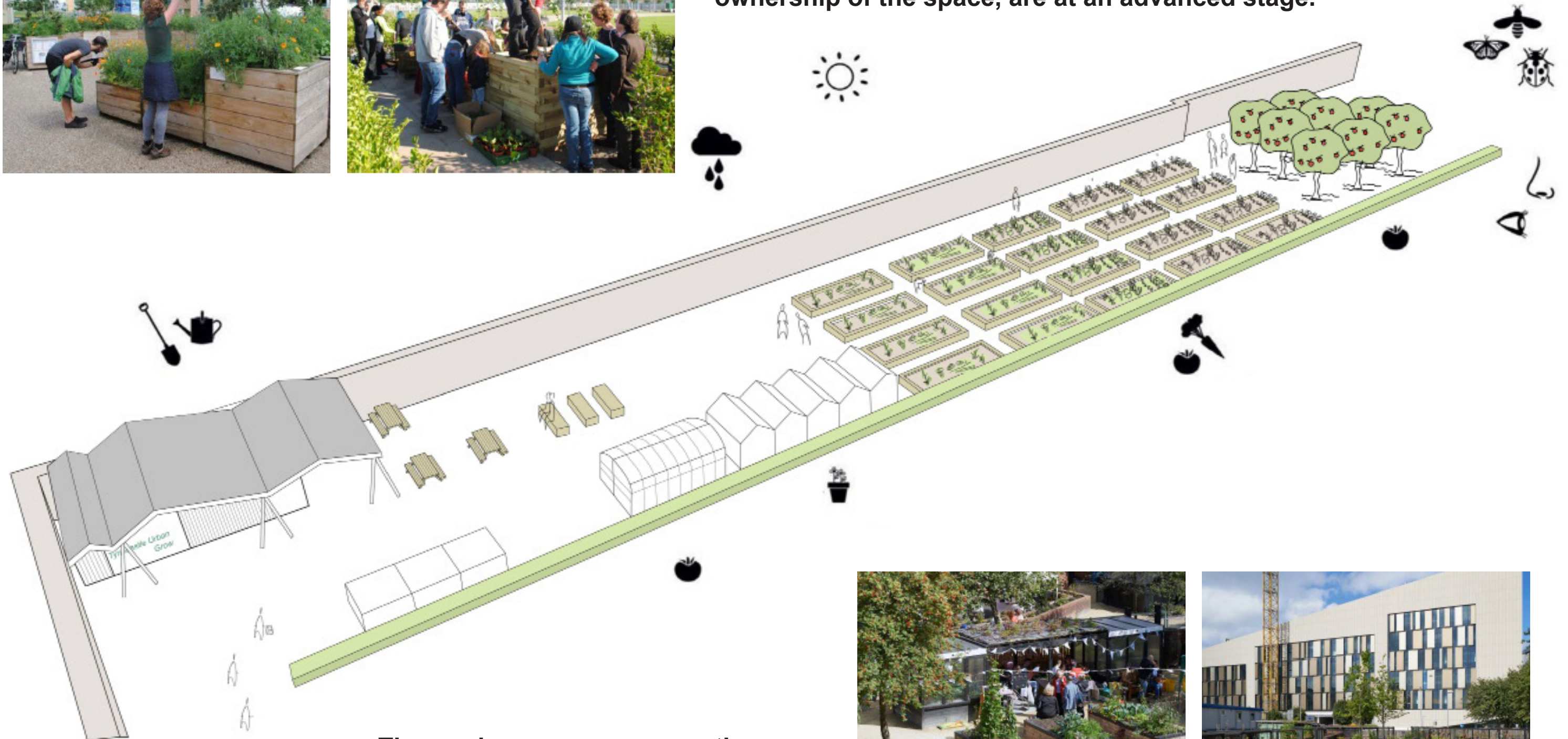
- KEY
- Existing Building
 - Proposed Building
 - Hard landscaping : Non-Porous
 - Soft landscaping
 - Hard Landscaping : Porous



S1 Developments Community Garden



We have incorporated a community garden at the western edge of the site. Talk with a local organisation, to take ownership of the space, are at an advanced stage.



The garden measures more than 16,000sq.ft and will incorporate planting beds and greenhouses.



S1 Developments commissioned Bigger Economics to assess the current student numbers in the local area:

- **The Gorgie/Dalry CCA has a population of around 15,200.**
- **The 2011 Census estimated that between 11% and 20% of the population of Gorgie/Dalry were full time students.**
- **Based on Council Tax data, the proportion of student households has remained consistently around 10% of all households in Gorgie/Dalry CCA.**
- **The total student population of the Gorgie/Dalry Community Council Ward boundary is estimated at 2,260 (15% of the area's total population).**
- **Of this total, 669 are in PBSA and 1,591 are in non PBSA residences.**
- **Should all currently proposed PBSA in the Community Council Area be built, the total student population would be 3,320, which would account for 20% of the area's population.**

In the Council's Student Housing Guidance, it is recognised that "Historically the increasing number of licensed HMOs has led to the loss of larger flats, which might otherwise have been occupied by families with children. This has resulted in:

- A rapid turnover of population;**
- Less stable communities; and**
- Properties left vacant for extended periods in the summer."**

For this reason, it is the Council's stated preference "that student needs are met as far as possible in well managed and regulated schemes as these have reduced issues of antisocial behaviour."

(Student Housing Guidance 2016, pg 4)

Economic Benefits:

The construction and redevelopment of the derelict site is anticipated to cost £35.3 million and could generate up to:

- **£6.7 million GVA and 89 years of employment in the City of Edinburgh; and**
- **£14.3 million GVA and 188 years of employment across Scotland.**

At full occupancy, the spending of the students residing in the accommodation could generate an annual economic benefit of:

- **£1.8 million GVA and 59 jobs in the City of Edinburgh; and**
- **£2.0 million GVA and 64 jobs across Scotland.**

Fiscal Benefits:

- **Student population in Edinburgh is generally rising at 3% per year, regardless of whether PBSA is built or not.**
- **The current CEC policy notes that students should be housed within PBSA where possible.**
- **As it stands, 35,575 (64.69%) of Edinburgh students must obtain accommodation outside PBSA and this shortfall puts pressure on traditional housing stock.**
- **Biggar Economics estimates that the development could release 180 properties back to the housing market.**
- **This would translate to Fiscal benefits of up to £284,000 each year in the form of additional Council Tax payments from properties that will become available.**

A sustainable development:

- **Car free with 100% cycle provision**
- **Retention of the existing building fabric and re-use of demolition materials where possible**
- **No fossil fuels - ASHP for water heating / electric panel heaters for space heating**
- **Fabric first approach to reduce energy demands on the heating system**
- **Green roofs and rain gardens for surface water attenuation**
- **Biodiverse landscaped courtyard increases green space by more than 60%**
- **LED light lights and water saving sanitary fittings used throughout**
- **Community growing space included in design**

Appendix 1

Baseline and Economic Impact of Tynecastle PBSA

'BiGGAR Economics is a leading independent economic consultancy based just outside Edinburgh providing economic analysis and advice for central and local government, economic development and other government agencies, universities, colleges, social economy organisations and private sector firms across Europe.'

<https://biggareconomics.co.uk/>

Baseline and Economic Impact of Tynecastle PBSA, Headline Findings

Socio-economic Profile of Gorgie/Dalry Community Council Area

The proposed Tynecastle PBSA is on a Vacant or Derelict Land site in Gorgie, an area that is popular with students and young people. The Gorgie/Dalry CCA has a population of around 15,200 and a higher concentration of those are of working age. As part of the wider Sighthill/Gorgie electoral ward, it is expected that this population will grow over the next decade.

The 2011 Census estimated that between 11% and 20% of the population of Gorgie/Dalry were full-time students. Since then, the student population in the City of Edinburgh has increased and several Purpose-Built Student Accommodation (PBSA) blocks have been built. However, based on Council Tax data, the proportion of student households has remained consistently around 10% of all households in Gorgie/Dalry CCA. Across the Sighthill/Gorgie electoral ward, only 4% of households contain full-time students.

Applying the 10% to the 8,376 dwellings in the Gorgie/Dalry CCA boundary indicates that there are 904 student-only households in the area. The 2011 Census estimates an average of 2.5 students per household which gives a total student population of 2,260. There are currently 3 operational PBSA located within the area which account for 669 of these students.

The total student population of the Gorgie/Dalry Community Council Ward boundary is therefore 2,260 (15% of the area's total population), of which:

- 669 are in PBSA; and
- 1,591 are in non PBSA residences.

Should all PBSA in the Community Council area be built, the total student population would be 3,320, which would account for 20% of the area's population.

Direct Economic Impacts

The construction and redevelopment of the derelict site is anticipated to cost £35.3 million and could generate up to:

- £6.7 million GVA and 89 years of employment in the City of Edinburgh; and
- £14.3 million GVA and 188 years of employment across Scotland.

At full occupancy, the spending of the students residing in the accommodation could generate an annual economic benefit of:

- £1.8 million GVA and 59 jobs in the City of Edinburgh; and
- £2.0 million GVA and 64 jobs across Scotland.

Fiscal Impacts

The proposed Tynecastle PBSA would release housing for non-students. It is estimated that the development will result in around 180 additional properties becoming occupied by non-students throughout the City of Edinburgh. There will therefore be Fiscal benefits of up to £284,000 each year in the form of additional Council Tax payments from properties that will become available.