

# projectedinburgh



## 01 string of pearls



Princes Street Gardens

The “unique coupling of medieval Old Town and classical New Town, each of enormous distinction in its own right, has created a town of extraordinary richness and diversity, without parallel anywhere in the world.”<sup>1</sup>

The city centre development sites can be broken down into Princes Street, the Waverley Valley and Haymarket Exchange. Proposals build on the areas strengths in retail, finance and tourism to allow this historical city to successfully compete in the global market of the 21st Century.

West City Centre incorporates the financial district of central Edinburgh and the redevelopment of Edinburgh’s second train station, Haymarket. Proposals involve new office and conference facilities, along with two hotels and the redevelopment of the station itself.



Princes Street Development Sites

Princes Street is the ‘front line’ in the dialogue between old and new in Edinburgh and enjoys some of the most spectacular urban views to be found anywhere in the world. Despite it’s location, the retail sector has been underperforming in recent years. The String of Pearls looks to reinvigorate the whole area by developing the unique character of each block, rationalising the retail floor plates and providing tenable occupation in the vacant upper stories.



Edinburgh Castle

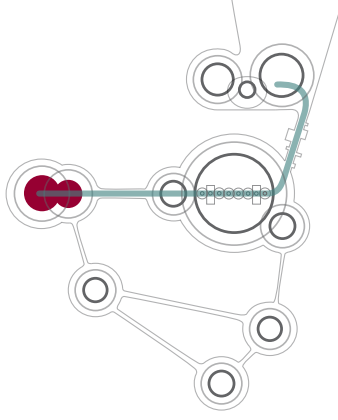
- New tram links to the Waterfront and to the Airport
- 4000 new bed spaces required
- Office - 93k m<sup>2</sup> / 1m sf required
- 56k m<sup>2</sup> / 600k sf of additional retail space required alongside the proposed rationalisation of the existing retail floor plates of Princes Street
- The upper floors of Princes Street are to be ‘unlocked’ by a series of infrastructural and design moves on the lower floors. Penthouse apartments and 5+\* Star Hotels will be able to enjoy this prime location.
- Development yield of up to 1100 new build city centre apartments
- New Tourist Orientation Centre. The future plan is to house the centre in the Old Royal High School and will become a tourist hub that filters visitors throughout the city
- A competition has been held to design the new Ross Band Stand in Princes Street Gardens
- Edinburgh Waverley Train Station is undergoing phased works to increase capacity and there is proposed redevelopment of Edinburgh Haymarket Train Station



View to Calton Hill



Proposed public square off Princes St



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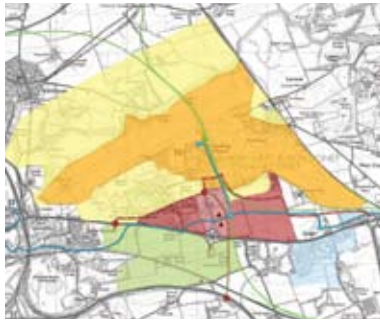


02 west edinburgh

West Edinburgh acts as a Gateway to the city, both locally and globally. Recent major developments at Edinburgh Park have led to the area becoming a business hub, with the campus style international Headquarters for Royal Bank of Scotland at Gogarburn being the most successful evidence of Edinburgh's powerful position in the International Business Community. With a key location in Scotland's central belt it is within commuting distance of a 'large and talented workforce', while its location in relation to Edinburgh Airport provides an unrivalled level of international connectivity.



BT Headquarters at Edinburgh Park



Strategy for the future development in West Edinburgh

- 20 hectares of land have been set-aside for the second phase of Edinburgh Park
- Land has been allocated nearby for 1000 new homes
- Hotel developments to serve the Airport
- Relocation of Scotland's National Showground
- Home to 21 of the countries top performing companies

Strategic allocation of land from the Green Belt will be released to allow for the construction of further campus style International Business Gateway. This land will be used to encourage the development of Edinburgh's burgeoning International Business Community.



Royal Bank of Scotland International Headquarters at Gogarburn

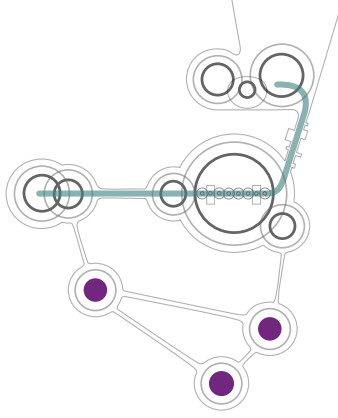


Edinburgh Airport Control Tower

- Improvements to the Airport to accommodate projections of a rise from 8.5m passengers per year to 13.7m by 2013 and 26m by 2030
- Improved road links allowing greater connectivity with the rest of Scotland
- Tram links into the City Centre and through to the waterfront.
- Enhanced rail links into the City Centre and west

For more information please contact [kenneth.wardrop@edinburgh.gov.uk](mailto:kenneth.wardrop@edinburgh.gov.uk) or call +44(0)131 529 3201

Image Credits: BT Headquarters - Courtesy of Weber Shandwick RBS Headquarters - Courtesy of Royal Bank of Scotland Edinburgh Airport - Courtesy of BAA Edinburgh



### Edinburgh Science Triangle

The Edinburgh and Lothians region is one of Europe's leading destinations for scientific research and technology development - widely known as the Edinburgh Science Triangle. The area is home to four universities, two world-renowned bioscience research institutes and no less than seven science parks. Edinburgh's research strengths are ranked world-class in several sectors including the Life Sciences, Informatics, Micro- and Opto-Electronics, and Energy.



### One of the world's biggest science parks

Edinburgh Science Triangle is ranked among the world's top-20 and Europe's top-10 science park locations. The seven Science Parks will provide a total of nearly 500,000 square metres (about 5 million square feet) of built space, when complete, within 217 hectares (around 500 acres) of parkland and will be home to 15,000 knowledge workers. All the sites are within just 30 minutes of each other, the city centre, the airport and all of Edinburgh's acclaimed universities and research institutes.

- Alba Innovation Centre - located within the Alba Campus technology park)
- BioCampus - Scotland's dedicated bio-manufacturing park
- Heriot Watt Research Park - Europe's first and Edinburgh's largest science park
- Edinburgh BioQuarter - see separate panel
- Edinburgh Technopole - University of Edinburgh's multidisciplinary science park
- Pentlands Science Park - home to the Moredun Foundation
- Roslin BioCentre - adjacent to the world-famous Roslin Institute

### A leading Life Sciences cluster

The University of Edinburgh is ranked in the top twenty universities worldwide for Biomedical Sciences and Edinburgh is also home to the renowned Roslin Institute (birthplace of Dolly the sheep - the first cloned mammal) and the Moredun Research Institute. Two major investment programmes are under way and Edinburgh looks set to be established as one of the top-10 Life Sciences clusters globally, and possibly Europe's no.1.

### Edinburgh BioQuarter

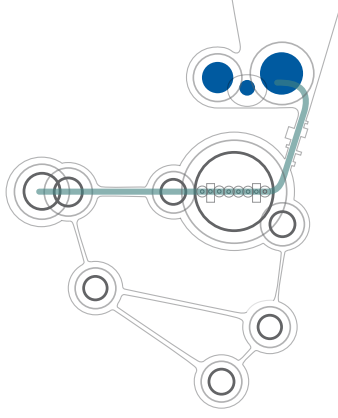
Unique in the UK with co-location of a new 870-bed teaching hospital (the new Edinburgh Royal Infirmary opened in 2002), the Queens Medical Research Centre and the University of Edinburgh's Medical School on a single site, which when complete will provide more than 500,000 sq ft of academic research space and 900,000 sq ft for commercial research-based companies.



### EBRC - the Easter Bush Research Consortium

The University of Edinburgh, the Roslin Institute and the Royal Dick School of Veterinary Studies are creating a major new Animal Health research institute which will collaborate with the animal health researchers of the Scottish Agricultural College and the nearby Moredun Research Institute.

[www.EdinburghScienceTriangle.com](http://www.EdinburghScienceTriangle.com)



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## 04 edinburgh waterfront

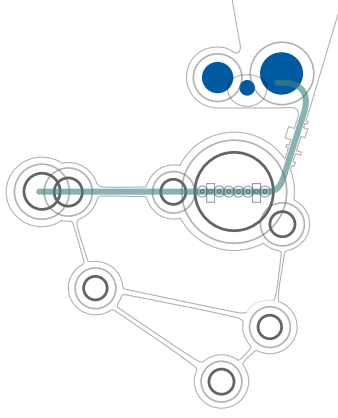
One of Europe's most exciting regeneration projects has begun. Like many major cities in Europe, Edinburgh is breathing life into its waterfront. The proposals for Edinburgh's Waterfront transform the industrial periphery of Edinburgh into a new urban quarter for the city.

Only 3km north of the city centre, Edinburgh's Waterfront extends for 5.7km from Granton eastwards to Newhaven and Leith. Each area offers a unique mix of historical identity with outstanding development opportunities.

People from all over the city and the region will be able to take advantage of new cultural and recreational opportunities. New attractions will be magnets for the region, providing new culinary experiences, exhibitions, festivals, musical and sporting events.



- **355 hectares of available land**
- **New office developments offer 335,000 m<sup>2</sup> / 3.6 million sq ft of commercial space**
- **30,000 new homes to be built over next 30 years**
- **46,000 m<sup>2</sup> / 500,000 sq ft of new retail facilities**
- **New tram link to the city centre and airport**
- **Coastline transformed with a new continuous promenade, parklands and cycleways**
- **Eight new schools (primary and secondary)**
- **Completed relocation of Telford College - 10 acre campus, 30,000 m<sup>2</sup> / 323,000 ft<sup>2</sup> college**
- **Proposed deep water ocean liner terminal at Leith**



### Leith Docks

In September 2007, Forth Ports submitted its planning application for the regeneration of Edinburgh's Waterfront. The application, one of the largest ever submitted in Scotland, aims to establish the broad framework and principles for the development of the brownfield site that is expected to take up to 30 years to complete.

Extending to 144 hectares and located only ten minutes from Edinburgh's city centre, Forth Ports' initial development plans for Leith docks will help create a world-class waterfront destination. It will be a major new driving force in the economies of the Edinburgh region and Scotland, with growth in the Scottish economy estimated at £248 million a year.

The development will provide housing for all - 25% being affordable - plus new businesses, industry, community facilities, open spaces and a diverse variety of leisure facilities, many based around the water. It will be a real, sustainable community where people will want to live, work and play.



### Granton Village

Granton Village is situated in the historical heart of Edinburgh's Waterfront. It has a unique character and one which historically links the past activities of Granton Harbour with the new developments at the Waterfront. There are five listed buildings within the proposed village, including the Granton Lighthouse built in 1845.

The proposed Master Plan for Granton Village is based on the creation of a community with multiple activities providing a dynamic village life. It will be an area with a purpose and one which will reinforce a sense of place to Granton. As with any village, the focal point will be a social centre - Granton Lighthouse 'Heritage' Hotel, with food and beverage outlets, will serve both the village and the wider waterfront area.

Proposed features include:

- 212 residential units
- 31,118 sq ft of hotel/leisure
- 59,500 sq ft of commercial space
- 28,000 sq ft of cultural space
- 19,250 sq ft of retail
- The development of Granton Village will be eco-friendly with 'green buildings' addressing the target set by the Kyoto agreement.

These outputs are based on the Master Plan for Granton Village, as at January 2008.



### Forth Quarter

The Forthquarter sector, at the western end of Edinburgh's Waterfront, is already an established and vibrant mixed-use development with the potential to provide an additional 600,000 sq ft of commercial and mixed use accommodation.

Scottish Gas set the standard for design and quality with the opening of a purpose built headquarters in 2003. This 103,000 sq ft of open plan office accommodation, employing over 1800 staff, was awarded 'Commercial Development Of The Year' in 2005 and has since amassed a host of industry awards.

Edinburgh's Telford College recognised the potential of the location and invested £70m in a 300,000 sq ft purpose built, state of the art campus. Opened in 2005 the campus now caters for 20,000 students and 600 staff.

Wm Morrisons Supermarkets plc, one of the country's leading retailers, are currently creating an eight acre local centre including: a Morrisons food store and customer café, petrol station, shops, offices, bar/restaurant and student accommodation.

An attractive mix of 2000 quality, desirable and affordable homes are transforming the Forthquarter into a vibrant new community.

£2m of investment has created 20 acres of landscaped open space with boardwalks and water features with access to the waterfront and surrounding attractions, which include a golf course and two marinas.

A further 39 acres (15.89 hectares) at the Forthquarter site are now available. For information on plots available for purchase and or Design and Build options available contact:

**Commercial Agents - CBRE**  
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