

15.01.09

PEDAL
PORTOBELLO TRANSITION HUB

SITE OPTIONS APPRAISAL



LEEBOYD



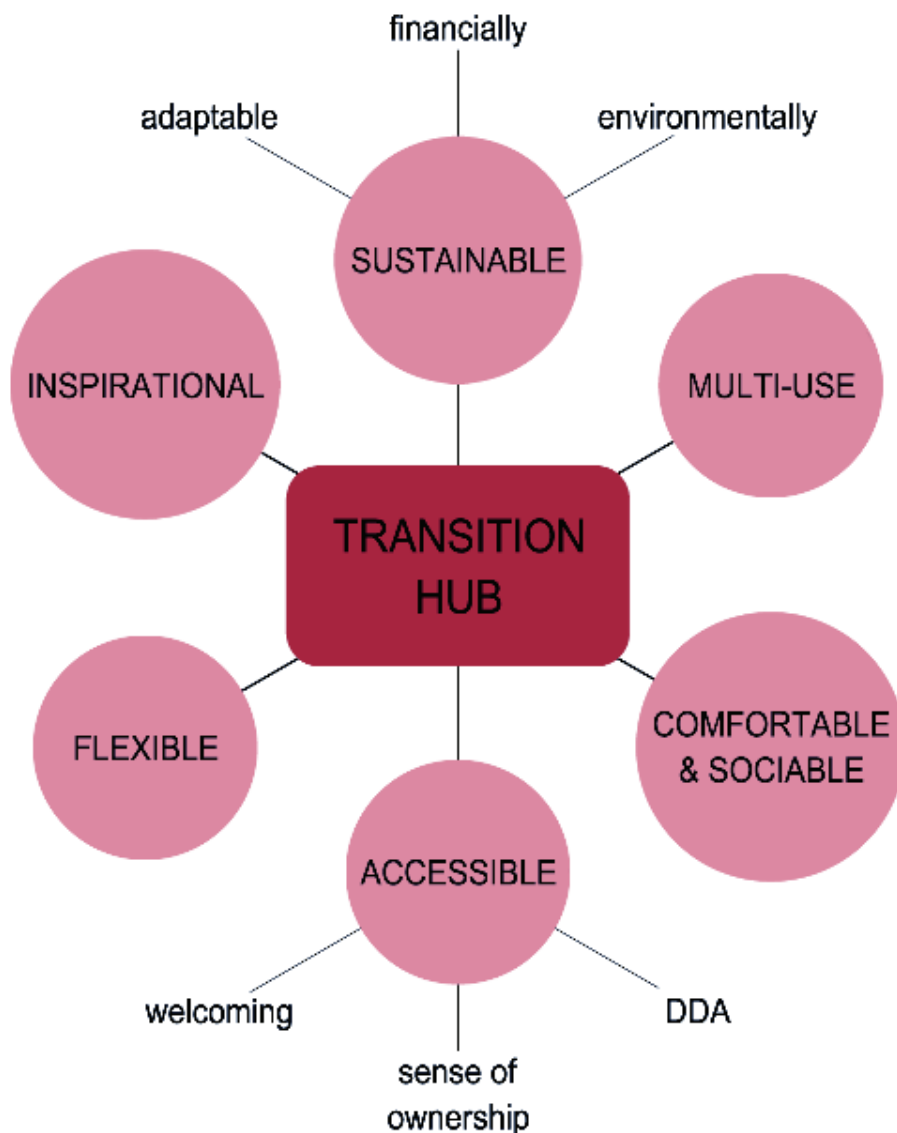
CONTENTS

	Page
1.0 Client Aspirations	2
2.0 Space Requirements	3
3.0 Location Plan	4
4.0 Site Options	
4.1 Option 1 United Reform Church, Marlborough Street	5
4.1.1 Site Plan	
4.1.2 Site Photos	
4.1.3 Site Issues	
4.1.4 Opportunities	
4.1.5 Cost	
4.1.6 Summary	
4.2 Option 2 Gap Site, Bath Street	12
4.2.1 Site Plan	
4.2.2 Site Photos	
4.2.3 Site Issues	
4.2.4 Opportunities	
4.2.5 Cost	
4.2.6 Summary	
4.3 Option 3 The Three Monkeys, Portobello High Street	19
4.3.1 Site Plan	
4.3.2 Site Photos	
4.3.3 Site Issues	
4.3.4 Opportunities	
4.3.5 Cost	
4.3.6 Summary	
4.4 Option 4 Block D Unit, Baileyfield Development	26
4.4.1 Site Plan	
4.4.2 Site Issues	
4.4.3 Opportunities	
4.4.4 Cost	
4.4.5 Summary	
4.5 Option 5 Block B Unit, Baileyfield Development	32
4.5.1 Site Plan	
4.5.2 Site Issues	
4.5.3 Opportunities	
4.5.4 Cost	
4.5.5 Summary	
5.0 Conclusion	38

1.0 CLIENT ASPIRATIONS

PEDAL (Portobello Energy Descent and Land Reform Group) is a voluntary association of local residents who strongly believe that Portobello can and should re-localise. In order to achieve this, a new kind of community space for Portobello is required as a catalyst, rooted in the concept of an inclusive, sustainable environment and local economy. This concept has been termed a 'Transition Hub' – a flexible source of information and space, a showcase of environmental excellence located in the heart of the community.

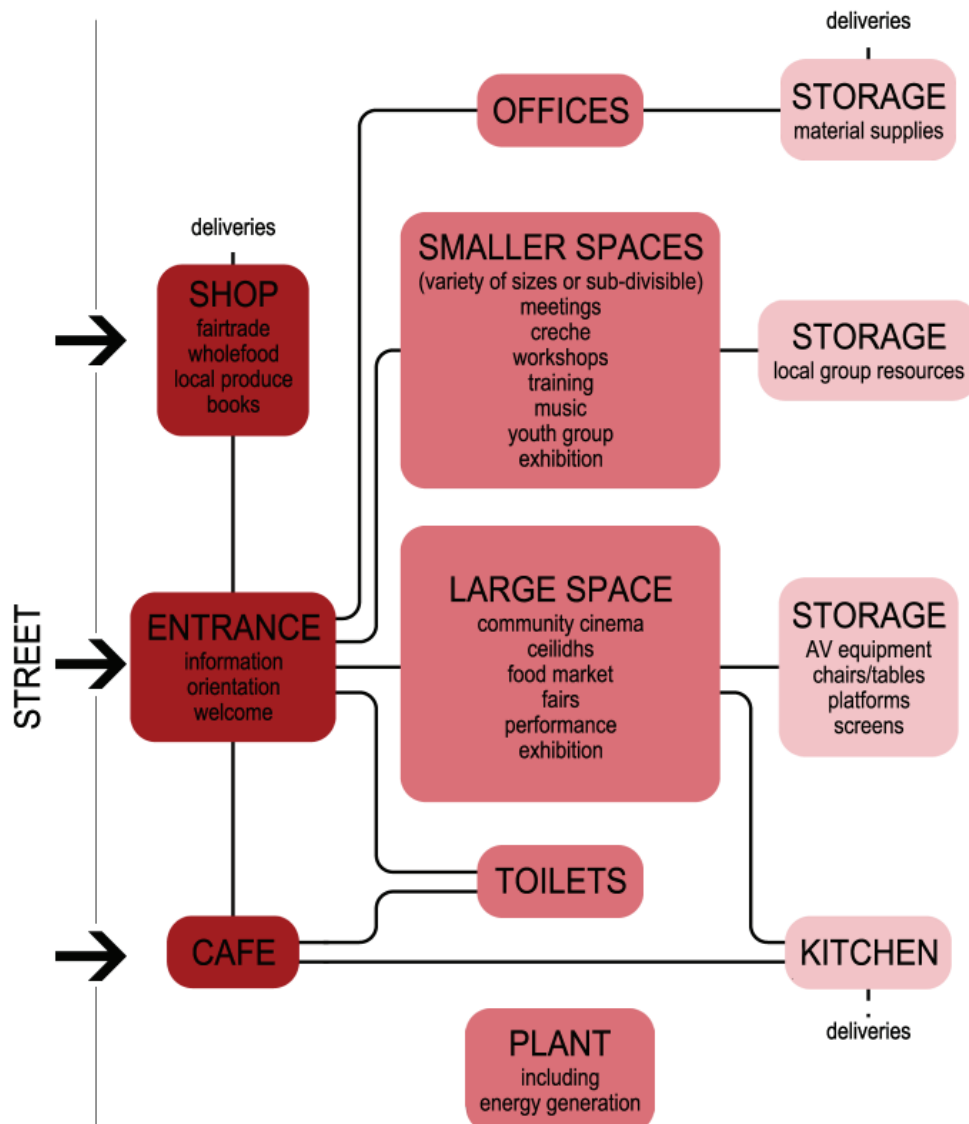
The below diagram is a graphic representation of the aspirations PEDAL have identified for the Transition Hub.



2.0 SPACE REQUIREMENTS

As part of an overall feasibility study, PEDAL approached LEEBOYD to consider how to realise their aspirations into a new attractive, visible and dynamic space in Portobello. LEEBOYD have been asked to review five potential sites in Portobello for the Transition Hub which this Site Option Appraisal report addresses in detail.

The first element of the feasibility study carried out by PEDAL was to consult with existing community groups, local stakeholders and the general local community. This exercise identified a wide range of functions and facilities that the community desired requiring various scales of space. The spaces can be organised into primary elements that the new hub should contain, which in turn require supporting facilities in order for them to function effectively. The below diagram arranges the primary and secondary functions into an ideal set of relationships. Ultimately this is only a theoretical exercise as the context of the sites will dictate what is or is not possible to accommodate, however the diagram is a useful tool to judge the merits and constraints of the chosen sites against the project aspirations.



3.0 LOCATION PLAN



Portobello Aerial View

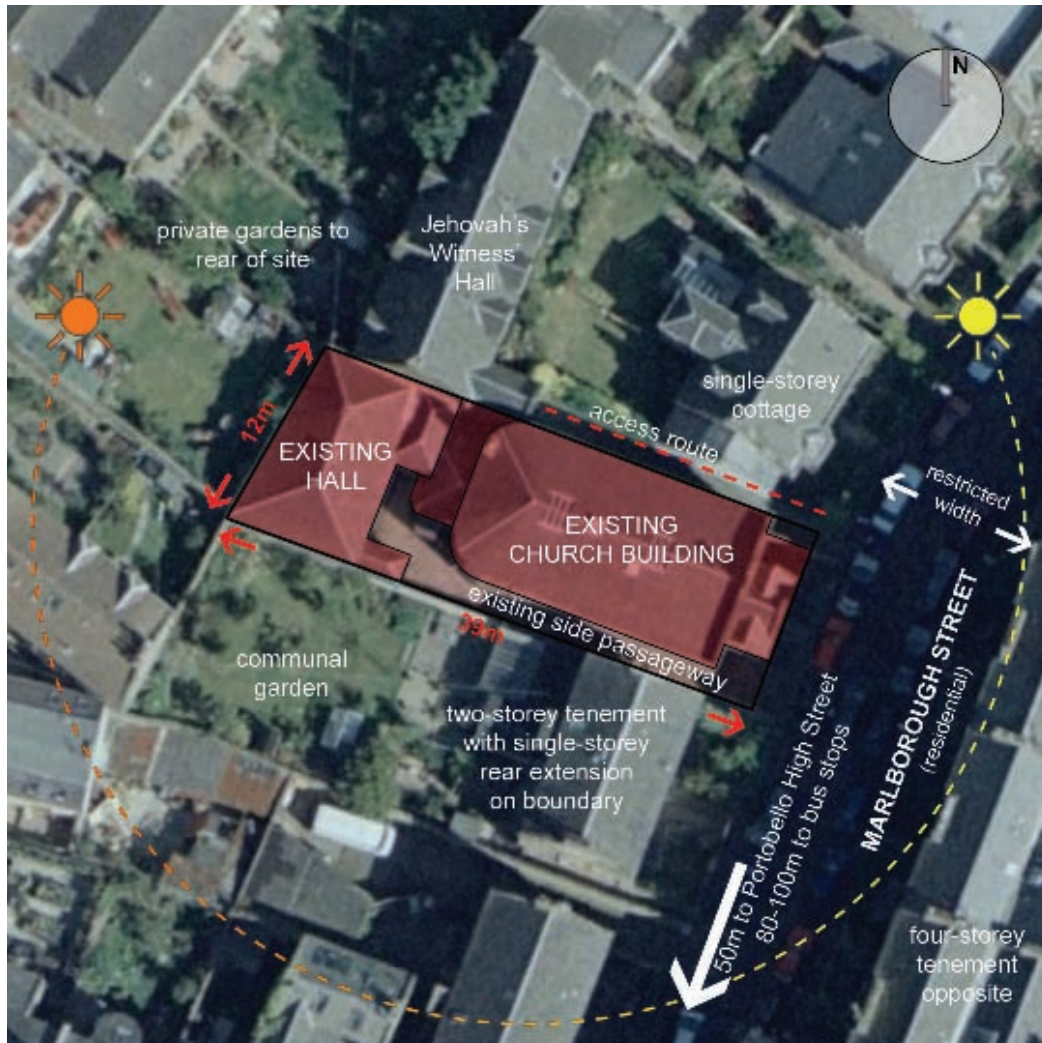
Key:

- Option 1 United Reform Church, Marlborough Street
- Option 2 Gap Site, Bath Street
- Option 3 Three Monkeys, Portobello High Street
- Option 4 Block D Unit, Baileyfield Development
- Option 5 Block B Unit, Baileyfield Development

4.1 OPTION 1

UNITED REFORM CHURCH MARLBOROUGH STREET

4.1.1 SITE PLAN



Type of development – Conversion of existing Church and Hall with new build infill

Site footprint area (gross) – approx. 450sqm

Potential building footprint area (net) – approx. 350 sqm
(external landscape to front and side)

Potential number of additional stories / additional building area (net) – additional 1no.
storey in Church, approx. 115 sqm (net)

Total potential building area (net) – approx. 465 sqm

4.1 OPTION 1

UNITED REFORM CHURCH MARLBOROUGH STREET

4.1.2 SITE PHOTOS



1. View up Marlborough Street



2. Front of Church



3. View to rear hall through side passageway



4. View from side passageway



5. Rear hall exterior



6. Rear hall interior



7. Church interior - altar



8. Church interior - entrance



4.1 OPTION 1

UNITED REFORM CHURCH MARLBOROUGH STREET

4.1.3 SITE ISSUES

Visibility

The site is located 50m along Marlborough Street from the junction with the High Street, which is 250m southwards from the Town Hall. Marlborough Street is a narrow residential street with cars parked on both sides barely allowing single direction traffic. The site has a 12m frontage on to Marlborough Street: primarily the stone gable of the existing Church with entrance porch and a narrow passageway to the left side.

This is more detached than the others from the centre of Portobello and the congestion on the street reduces its visibility. A new entrance could be created from the side passageway as a landmark however this location would rely more on other means to raise the profile of the new facilities.

Existing fabric

The Church dates from 1835 with remodelling of the street elevation and enlargement circa 1870. The Church and Hall buildings are in general good condition, however sagging has been identified in the Hall roof and the stone gable elevation requires some attention. A full condition survey will be necessary of all existing buildings. In order to maximise the opportunities of the site, demolition work is proposed for the smaller ancillary buildings between the Church and Hall.

Although the fabric is historic, the key attraction of this site is the large volume of the Church and the opportunities that this offers. The rejuvenation of an existing community building is also fitting with PEDAL's ethos.

Environmental impact

The aspiration for the project is environmental excellence. With a construction project, two of the key environmental aspects are the Building Services and the Building Materials.

As this site is an existing building on a restricted site, the scope for renewable energy sources and sustainable measures are limited by the space available: footprint for ground source heat pumps, storage for bio-fuel, effective wind power and volume for grey water storage and waste management. The Church however has a large roof suitably orientated to take advantage of solar thermal or solar electrical generation. In addition, openings into the existing roof and walls could be considered to maximise daylight and natural ventilation into the building. In particular the new infill construction could take advantage of this with a dramatic glazed roof.

The big environmental move for this site is the reuse of the existing fabric, minimising the requirement for new materials on site. To counter this, the historic fabric would have a poor thermal performance that would be difficult to increase significantly without an impact on the interior space and budget, although consideration to this should not be dismissed. The materials for the interior fit out and new build infill would focus on local and Scottish products and the aesthetic for the project would be such to encourage the reclamation and reuse of materials.



4.1 OPTION 1

UNITED REFORM CHURCH MARLBOROUGH STREET

Planning

From initial consultation with Edinburgh Planning Authority, buildings for community use is the type of project that the Planning Authority is trying to encourage and would positively support. The change of use of the Church is of no particular concern as it has been used as a place of congregation previously.

The key points of interest for the Planning Authority would be the impact on neighbouring property (overlooking, rights of light) and the suitability of any development within the surrounding architectural context. These are both within control of the design of the project. The site is within the Portobello Conservation Area and therefore subject to a separate application and consideration. In addition to this, the Church is Category B listed which will require an additional application and may complicate any proposals that involve alterations to the historic fabric of the building. Despite this, the project would maintain and bring an historic building into positive use, which would be to the projects benefit.

Building Control

At feasibility stage, a key Building Control concern is the strategy for fire escape. The site has only one narrow public frontage and due to the depth of the site exceeding the permitted escape distance in one direction, an alternative direction for escape will be required if the full site footprint is developed. A potential escape route on to the adjoining access to the Jehovah Witnesses has been identified, however this would require negotiation with the property owners and approval by Building Control.

Flexibility

Due to the large spaces available within the Church, the ground floor hall and first floor multi-purpose rooms can be used for a variety of uses and can be sub-divided accordingly. The information / café / exhibition area could also be used for a variety of uses despite the existing fabric of the Church. The scale of the site and the existing fabric of the Church limit the possible arrangement of overall plan and therefore the future adaptability of the space beyond the current arrangement.

Access

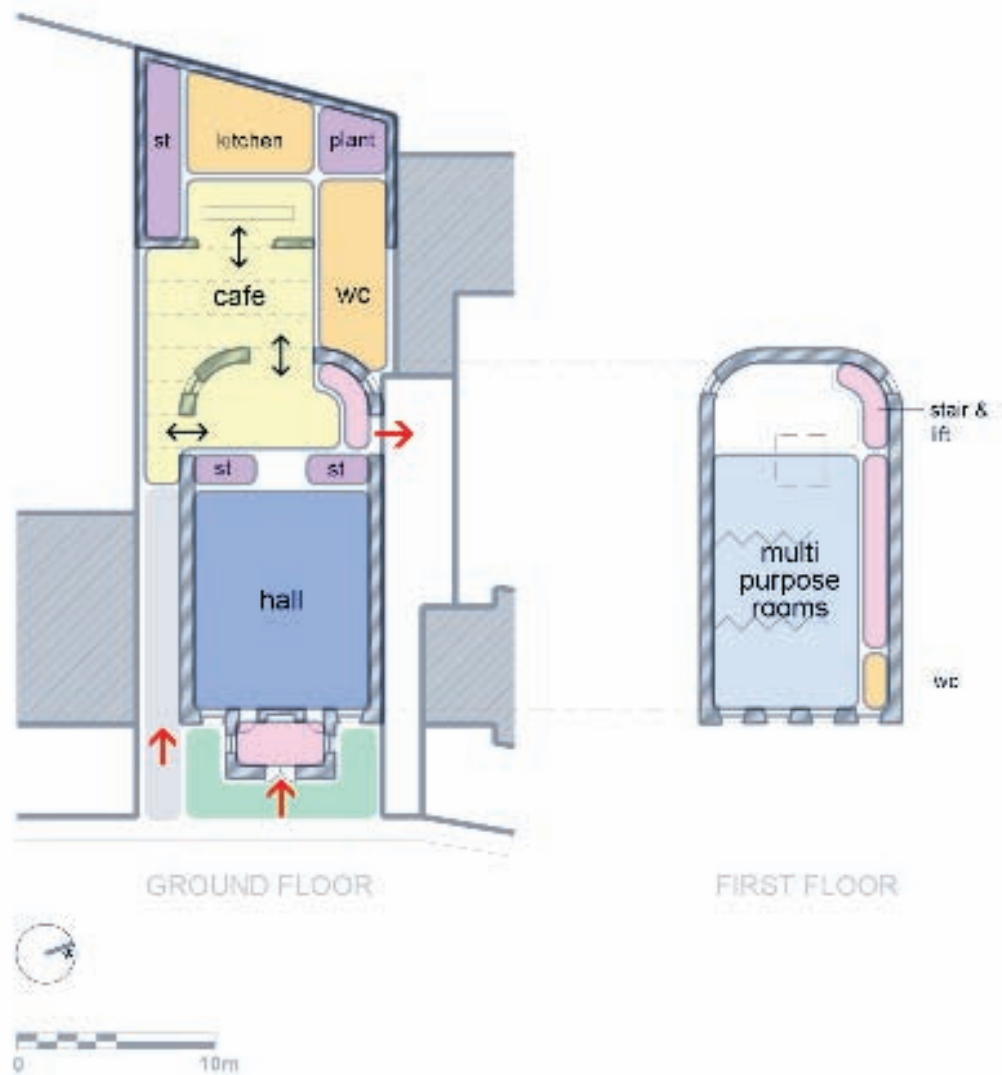
Although the site is not a central, it is not far enough away to deter pedestrian access from within Portobello. The High Street is also well served by bus routes for those travelling from further afield. With the demolition of the existing infill buildings, it is expected that the floor level will be consistent throughout the building, with access to upper floors via a suitable lift.

There is adequate external space to the front of the Church to accommodate cycle parking and indeed it could be used as a feature to highlight the new entrance to the building.

Although car use will be actively discouraged, some building users may require access by car, such as disabled users. A major drawback to the site is the restricted width of Marlborough Street and overuse of the street for car parking. It may be that an application for disabled parking space or parking restrictions could be made along the frontage of the site but currently the street is outside the parking control zone. The street will definitely impair large delivery vehicles from accessing the site, due to the narrow street width, the lack of turning space and lack of lay-by to allow other traffic to pass.

4.1 OPTION 1 UNITED REFORM CHURCH MARLBOROUGH STREET

4.1.4 OPPORTUNITIES



AREAS (approx. sqm)

HALL	97
MULTI-PURPOSE SPACE	95
INFORMATION / CAFE/BAR / RETAIL	115
ANCILLARY (WCs / KITCHEN)	59
STORE / PLANT	35
EXTERNAL LANDSCAPE	55
CIRCULATION	



4.1 OPTION 1

UNITED REFORM CHURCH

MARLBOROUGH STREET

4.1.5 COST

The estimated cost has been prepared in very broad terms, and could vary significantly once further design information and specifications are provided.

The costs are based on recent discussions and meetings with Lee Boyd Architects and their outline spatial planning drawings. Due to the very preliminary nature of the design, the cost estimates have generally been based on cost/m2, rather than on the basis of detailed measurement.

Costs

A	Preparatory works	£	11,000
B	Builderwork	£	1,150,000
C	Building warrant and planning fees	£	5,000
D	Loose furniture, furnishings & equipment		excluded
E	Professional fees and expenses (allowance from Stage E)	£	134,550
F	Other development costs/legal/site negotiations		excluded
G	Site acquisition		excluded
H	VAT	£	226,721

Total Estimated Project Cost at Current Cost Levels £ **1,527,271**

Say £ **1,500,000**

Note:

VAT has been included at 17.5% rather than 15%, pending confirmation of the programme.

Exclusions:

- a) Fees up to Stage D (covered by Technical Assistance Grant)
- b) Inflation (i.e. costs are based on current cost levels)
- c) Site acquisition cost
- d) Operational related costs, etc
- e) Insurances
- f) Upgrading existing incoming services if required
- g) Furniture, furnishings and equipment
- h) Carpets rugs etc
- j) Performance/theatre sound and lighting equipment and consultancy
- k) Acoustic consultant



4.1 OPTION 1

UNITED REFORM CHURCH MARLBOROUGH STREET

4.1.6 SUMMARY

Key works

- Demolition of existing infill buildings to create level site
- Construction of new infill space with glass roof:
 - flexible space for reception/café/exhibition/retail
- Construction of new first floor in Church volume with double height lobby, stair and lift:
 - main hall on ground floor level
 - multi-purpose rooms at first floor level
- Internal fit out of existing hall for ancillary accommodation
- New external landscaping to front and new entrance

Advantages

- Large volume of Church space
- Rejuvenation of an existing historic community building
- Site capable of accommodating majority of project aspirations

Disadvantages

- Less visible location
- Layout limitations due to constraints of existing fabric
- Limited scope for environmental excellence
- Restricted street width for dedicated parking and deliveries

Risks

- Fire escape required on to adjoining property (but initial discussions held)
- Potential planning restrictions due to Grade B listing
- Unforeseen issues with existing historic fabric

4.2 OPTION 2 GAP SITE BATH STREET

4.2.1 SITE PLAN



Type of development – New build on overgrown brownfield gap site

Site footprint area (gross)– approx. 450sqm

Potential building footprint area (net) – approx. 325 sqm
(external landscape to frontage and courtyard)

Potential number of additional stories / additional building area (net) – additional 2no.
storeys to street front, approx. 325 sqm

Total potential building area (net) – approx. 650 sqm

4.2 OPTION 2 GAP SITE BATH STREET

4.2.2 SITE PHOTOS



1. View along Bath Street



2. View along Bath Street



3. View to rear of site



4. Boundary wall and adjoining rear extension



5. Rear of adjoining tenement flats




6. View from rear of site



7. Rear boundary wall



8. Rear corner of site



4.2 OPTION 2 GAP SITE BATH STREET

4.2.3 SITE ISSUES

Visibility

The site is located 200m along Bath Street from the junction with the High Street, which is only 50m southwards from the Town Hall. Bath is a residential street with parking restrictions on one side comfortably allowing single direction traffic. The site has a 12m frontage on to Bath Street.

Although the site is located away from the main thoroughfare of the High Street, Bath Street is a key pedestrian route to the promenade and a new building in this location would give the site a high visible presence. This can be augmented with the expression of the new design, increasing the visibility of the uses within the building.

Existing fabric

The previous building on the site was a large rendered shed used for furniture sales. The site has since been cleared and has become overgrown. There is currently planning approval for the erection of 6no. flats in a 3.5 storey building with parking to the rear. One of the conditions of the planning approval is that a site contamination survey is carried out.


The key benefit of this site is the opportunity to create a new building, both inside and out, designed specifically to meet the aspirations and philosophy of PEDAL.

Environmental impact

This site will be a new build project and therefore there is a great opportunity to make the building an exemplar in sustainable design and construction.

The building form can be adapted to suit a wide variety of renewable energy sources: solar thermal, solar electrical, ground source heat pump (depending on ground conditions), bio-fuel boilers etc., in addition other sustainable measures: rainwater harvesting, grey water storage. Coupled with maximising daylight and natural ventilation and the possibility of introducing green roofs to increase the site biodiversity, the site has enormous potential.

Likewise the building fabric can maximise thermal performance with construction materials focused on local and Scottish products. Due to the scale of the building, certain structural materials will have to be used to comply with Building regulations but the imaginative use of materials should enable the creation of a zero carbon project. The aesthetic of the design to would be such to encourage the reclamation and reuse of materials.



4.2 OPTION 2 GAP SITE BATH STREET

Planning

From initial consultation with Edinburgh Planning Authority, buildings for community use is the type of project that the Planning Authority is trying to encourage and would positively support. The change of use of the gap site is of no particular to the Planning Authority concern as it has been used as a commercial property previously. However there is a Planning Application Approval for residential accommodation and the neighbours may object to a different use on the site. PEDAL have already identified concern that a new build may be seen as an imposition on to the community.

The key points of interest for the Planning Authority would be the impact on neighbouring property (overlooking, rights of light) and the suitability of any development within the surrounding architectural context. These are both within control of the design of the project. The site is within the Portobello Conservation Area and therefore subject to a separate application and consideration. Again, the project would transform a derelict site into positive use, which would be to the projects benefit.

Building Control

At feasibility stage, a key Building Control concern is the strategy for fire escape. As with the URC, the site has only one narrow public frontage and due to the depth of the site exceeding the permitted escape distance in one direction, an alternative direction for escape will be required if the full site footprint is developed. A potential escape route on to the adjoining communal garden through an existing gateway has been identified, however this would require negotiation with the property owners and approval by Building Control.

Flexibility

The new-build nature and scale of this site enables the provision of various spaces including a large hall and they can be arranged and subdivided to suit whatever functions are required. The interior can be design so that in the future the floor plates can be re-arranged to suit uses that currently have not been anticipated. The suggest layout presented in this report is one of many options that could be considered depending on the required building use.

Access

Due to the central location on the main thoroughfare from High Street to Promenade, the site is easily accessible for pedestrians. The High Street is also well served by bus routes for those travelling from further afield. As the building will be new-build, all horizontal and vertical circulation will be designed to allow access for all building users.

There is adequate external space to the front of the Church to accommodate cycle parking and indeed it could be used as a feature to highlight the new entrance to the building.

As the building will be new build, negotiation will be required with the Planning Authority with regards to parking provision, although due to the building use it should not be a major obstacle. Car use will be actively discouraged but there are a number of options available for those building users requiring parking: dedicated on street bays or off street parking in front of the building. Although residential and limited to one direction of traffic due to on street parking, Bath Street is a wide street in comparison to Marlborough Street and therefore should not restrict larger delivery vehicles.

4.2 OPTION 2 GAP SITE BATH STREET

4.2.4 OPPORTUNITIES



AREAS (approx. sqm)

HALL	90
MULTI-PURPOSE SPACE	200
INFORMATION / CAFE/BAR / RETAIL	75
ANCILLARY (WCs / KITCHEN)	55
STORE / PLANT	30
EXTERNAL LANDSCAPE	98
CIRCULATION	



4.2 OPTION 2 GAP SITE BATH STREET

4.2.5 COST

The estimated cost has been prepared in very broad terms, and could vary significantly once further design information and specifications are provided.

The costs are based on recent discussions and meetings with Lee Boyd Architects and their outline spatial planning drawings. Due to the very preliminary nature of the design, the cost estimates have generally been based on cost/m2, rather than on the basis of detailed measurement.

Costs


A	Preparatory works	£	12,000
B	Builderwork	£	1,510,000
C	Building warrant and planning fees	£	6,000
D	Loose furniture, furnishings & equipment		excluded
E	Professional fees and expenses (allowance from Stage E)	£	157,040
F	Other development costs/legal/site negotiations		excluded
G	Site acquisition		excluded
H	VAT	£	293,832
Total Estimated Project Cost at Current Cost Levels		£	1,978,872
		Say £	2,000,000

Note:

VAT has been included at 17.5% rather than 15%, pending confirmation of the programme.

Exclusions:

- a) Fees up to Stage D (covered by Technical Assistance Grant)
- b) Inflation (i.e. costs are based on current cost levels)
- c) Site acquisition cost
- d) Operational related costs, etc
- e) Insurances
- f) Upgrading existing incoming services if required
- g) Furniture, furnishings and equipment
- h) Carpets rugs etc
- j) Performance/theatre sound and lighting equipment and consultancy
- k) Acoustic consultant



4.2 OPTION 2 GAP SITE BATH STREET

4.2.6 SUMMARY

Key works

- Clearance of site;
- Construction of new build 2.5/3-storey block to front:
 - flexible space for reception/café/exhibition/retail on ground floor level with views through to rear of site
 - multi-purpose rooms at first and second floor level
- Construction of new hall to rear with high ceiling level
- Construction of glazed link between with ancillary accommodation
- New external landscape courtyard between providing break out space for both hall and flexible ground floor space
- New external landscape to front

Advantages

- Visible and accessible location
- Blank canvas capable of accommodating all project aspirations
- Extensive opportunities for environmental excellence
- Future adaptability can be built in
- Possible external space

Disadvantages

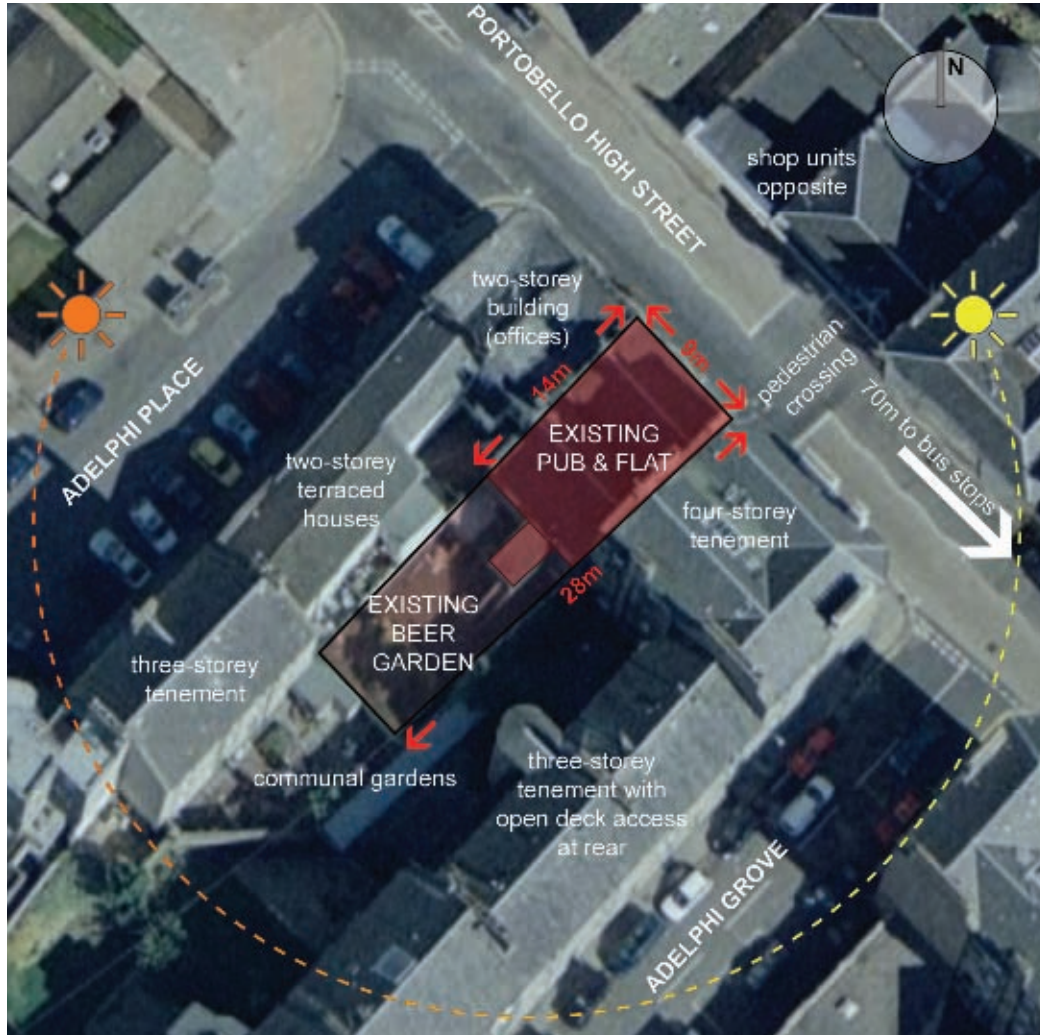
- Higher capital cost compared to other site options
- Located off High Street in a residential area

Risks

- Fire escape required on to adjoining property (but existing gateway on to communal garden)
- Planning permission for new build community building in residential conservation area

4.3 OPTION 3 THE THREE MONKEYS PORTOBELLO HIGH STREET

4.3.1 SITE PLAN



Type of development – Conversion of existing bar and flat with new build extension to rear

Site footprint area (gross) – approx. 250sqm

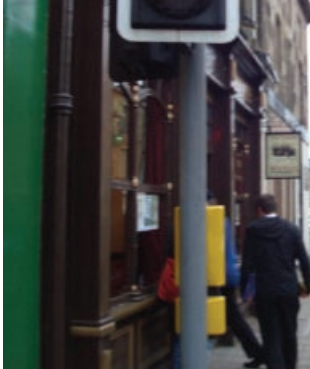
Potential building footprint area (net) – approx. 240 sqm
(no external landscape)

Potential number of additional stories / additional building area (net) – additional 1no.
storeys of existing flat above bar, approx. 110 sqm
(low ceiling basement for plant/storage not included)

Total potential footprint area (net) – approx. 350 sqm

4.3 OPTION 3 THE THREE MONKEYS PORTOBELLO HIGH STREET

4.3.2 SITE PHOTOS



1. View along Portobello High Street



2. Front elevation



3. View from beer garden of surrounding flats



4. View from beer garden of surrounding flats



5. Rear of property




6. Flat interior



7. Bar interior



8. Bar interior



4.3 OPTION 3

THE THREE MONKEYS

PORTOBELLO HIGH STREET

4.3.3 SITE ISSUES

Visibility

The site is located on the High Street, 125m northwards from the Town Hall. It has a 9m frontage on to the High Street: at ground level a traditional bar front with central entrance door and access door to the flat to the right side; at first floor level a stone frontage with 4no. timber sash windows.

As the site is located on the High Street close to the centre of Portobello, this is the most prominent location. However, this has to be offset against the lessened opportunity to express the new building use through the traditional frontage of the existing building.

Existing fabric


The Three Monkeys is a fully operational bar with beer garden to the rear, two bedroom flat above with its own entrance door and a low ceiling height cellar below. It is a traditional stone terraced building. There is a timber lean-to access stair to the rear that is no longer used and appears unstable, which would be demolished in the proposals. Due to the height of the adjacent property, additional stories could be considered but the existing fabric would unlikely support such an extension without significant structural works. The bar interior has a number of structural columns and walls that may restrict any space planning and the internal finishes would have to be fully replaced. The flat accommodation is a traditional layout with cellular residential accommodation. A full condition survey will be necessary of all existing fabric.

This site is the most limited in terms of the scale and flexibility of space on offer for alternative uses. It is one of the smallest sites in terms of area which is augmented by having to fit accommodation into the restrictions of the existing fabric. However, the garden to the rear does offer the opportunity to construct a new build extension and larger flexible space.

Environmental impact

Like the URC, as this site is an existing building on a restricted site, the scope for renewable energy sources and sustainable measures are limited by the space available: footprint for ground source heat pumps, storage for bio-fuel, effective wind power and volume for grey water storage and waste management. The new extension however would have a large roof suitably designed to take advantage of solar thermal or solar electrical generation. The roof form could also take advantage of daylight, natural ventilation and a green roof could be considered to increase biodiversity on the site. The upper flat accommodation is of a scale to suit natural daylight and ventilation in any case.

Again the reuse of the existing fabric is a big environmental move for this site, minimising the requirement for new materials. To counter this, the historic fabric would have a poor thermal performance that would be difficult to increase significantly without an impact on the interior space and budget, although consideration to this should not be dismissed. The new extension is a new build and therefore could be approached with the construction being an exemplar in the use of sustainable materials. The materials for the interior fit out and new build would focus on local and Scottish products and the aesthetic for the project would be such to encourage the reclamation and reuse of materials.



4.3 OPTION 3

THE THREE MONKEYS

PORTOBELLO HIGH STREET

Planning

From initial consultation with Edinburgh Planning Authority, buildings for community use is the type of project that the Planning Authority is trying to encourage and would positively support. The change of use of the Three Monkeys is of no particular concern due to its previous use and location on the High Street.

The key points of interest for the Planning Authority would be the impact on neighbouring property (overlooking, rights of light) and the suitability of any development within the surrounding architectural context. These are both within control of the design of the project however due to the proximity of the neighbours and the low height of the boundary walls, the design of any extension to the rear will be limited in its eaves height and external expression. Again, the site is within the Portobello Conservation Area and therefore subject to a separate application and consideration.

Building Control

At feasibility stage, a key Building Control concern is the strategy for fire escape. Again the site has only one narrow public frontage and due to the depth of the site exceeding the permitted escape distance in one direction, an alternative direction for escape will be required if the full site footprint is developed. Unlike the URC and Bath Street site, there is no obvious potential escape route. Any route would have to be through the adjoining property gardens. This would require negotiation with the property owners and approval by Building Control but due to the limitations in size and exit from the adjoining gardens, this may prove to be difficult.

Flexibility

This site is restricted by the existing building scale and the existing building fabric. Once the ground floor is fully stripped out however, there is opportunity for this area to be used for a number of functions. The new hall would provide a larger space for various uses not otherwise possible. The first floor is limited to the current flat layout as there would be little benefit in altering it due to the disruption and cost of the works and the impact on the value of the property.

The scale of the site and the existing fabric limit the possible arrangement of overall plan and therefore the future adaptability of the space beyond the current arrangement.

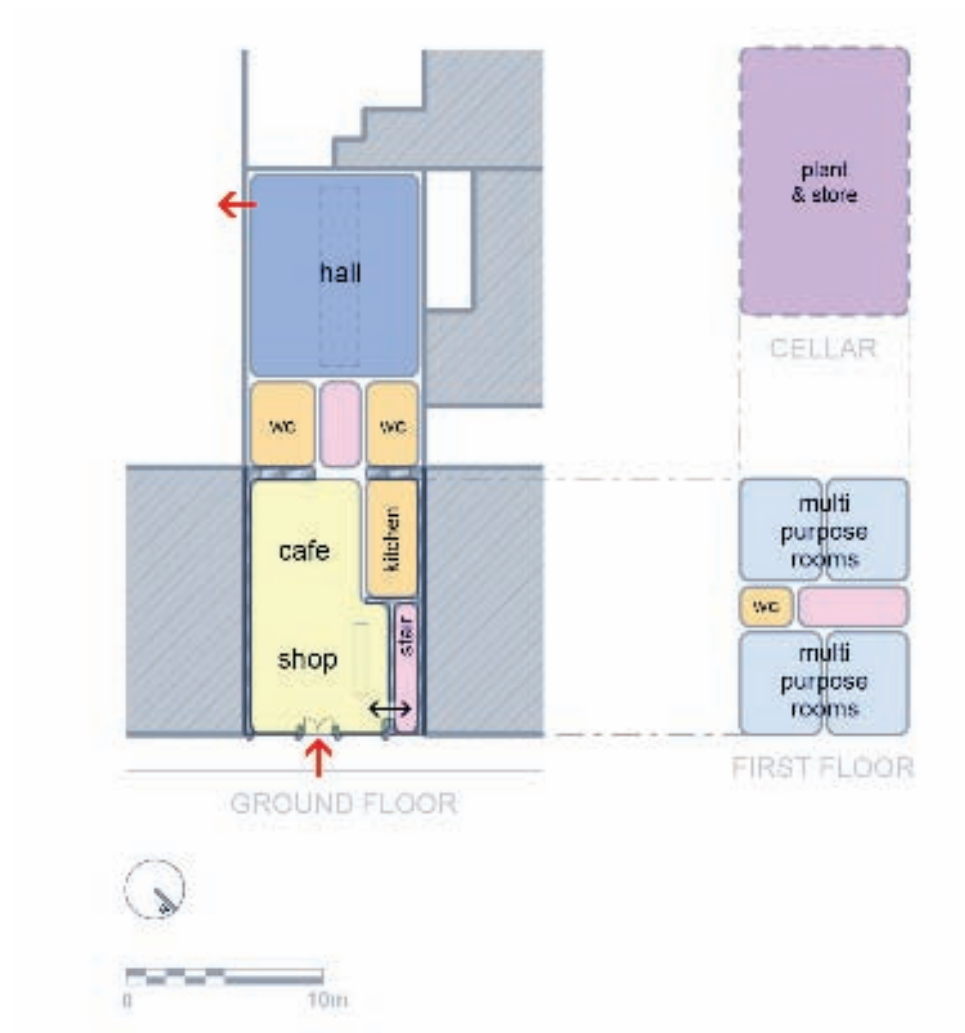
Access

The site is very central and has easy access for pedestrians. The High Street is also well served by bus routes for those travelling from further afield. Within the building, access is restricted to the first floor traditional flat via a staircase. The scale of the building is such that the provision of a lift would result in a significant reduction in accommodation. As it is an existing building, there would be no obligation to provide a lift but consideration should be taken to ensure all services of the new building are accessible to all users.

There is no external space on the site for cycle or car parking beyond that publicly provided for the town centre. However there is no hindrance to deliveries along Portobello High Street.

4.3 OPTION 3 THE THREE MONKEYS PORTOBELLO HIGH STREET

4.3.4 OPPORTUNITIES



AREAS (approx. sqm)

HALL	89
MULTI-PURPOSE SPACE	84
INFORMATION / CAFE/BAR / RETAIL	81
ANCILLARY (WCs / KITCHEN)	44
STORE / PLANT (cellar space)	(114)
EXTERNAL LANDSCAPE	0
CIRCULATION	



4.3 OPTION 3

THE THREE MONKEYS

PORTOBELLO HIGH STREET

4.3.5 COST

The estimated cost has been prepared in very broad terms, and could vary significantly once further design information and specifications are provided.

The costs are based on recent discussions and meetings with Lee Boyd Architects and their outline spatial planning drawings. Due to the very preliminary nature of the design, the cost estimates have generally been based on cost/m2, rather than on the basis of detailed measurement.

Costs


A	Preparatory works	£	8,000
B	Builderwork	£	910,000
C	Building warrant and planning fees	£	4,000
D	Loose furniture, furnishings & equipment		excluded
E	Professional fees and expenses (allowance from Stage E)	£	106,470
F	Other development costs/legal/site negotiations		excluded
G	Site acquisition		excluded
H	VAT	£	179,282
Total Estimated Project Cost at Current Cost Levels		£	1,207,752
		Say £	1,200,000

Note:

VAT has been included at 17.5% rather than 15%, pending confirmation of the programme.

Exclusions:

- a) Fees up to Stage D (covered by Technical Assistance Grant)
- b) Inflation (i.e. costs are based on current cost levels)
- c) Site acquisition cost
- d) Operational related costs, etc
- e) Insurances
- f) Upgrading existing incoming services if required
- g) Furniture, furnishings and equipment
- h) Carpets rugs etc
- j) Performance/theatre sound and lighting equipment and consultancy
- k) Acoustic consultant



4.3 OPTION 3

THE THREE MONKEYS

PORTOBELLO HIGH STREET

4.3.6 SUMMARY

Key works

- Demolition of rear staircase and clearance/excavation of beer garden to create level site
- Clearance of frontage, internal partitions and fittings to bar area
- Construction of new street frontage
- Internal fit out of ground floor for flexible space for reception/café/exhibition/retail and kitchen
- Internal fit out of first floor flat for multi-purpose rooms
- Construction of new hall and ancillary accommodation to rear

Advantages

- Very visible and accessible location
- Existing accommodation immediately available with minimum intervention
- Lower cost in comparison to other site options

Disadvantages

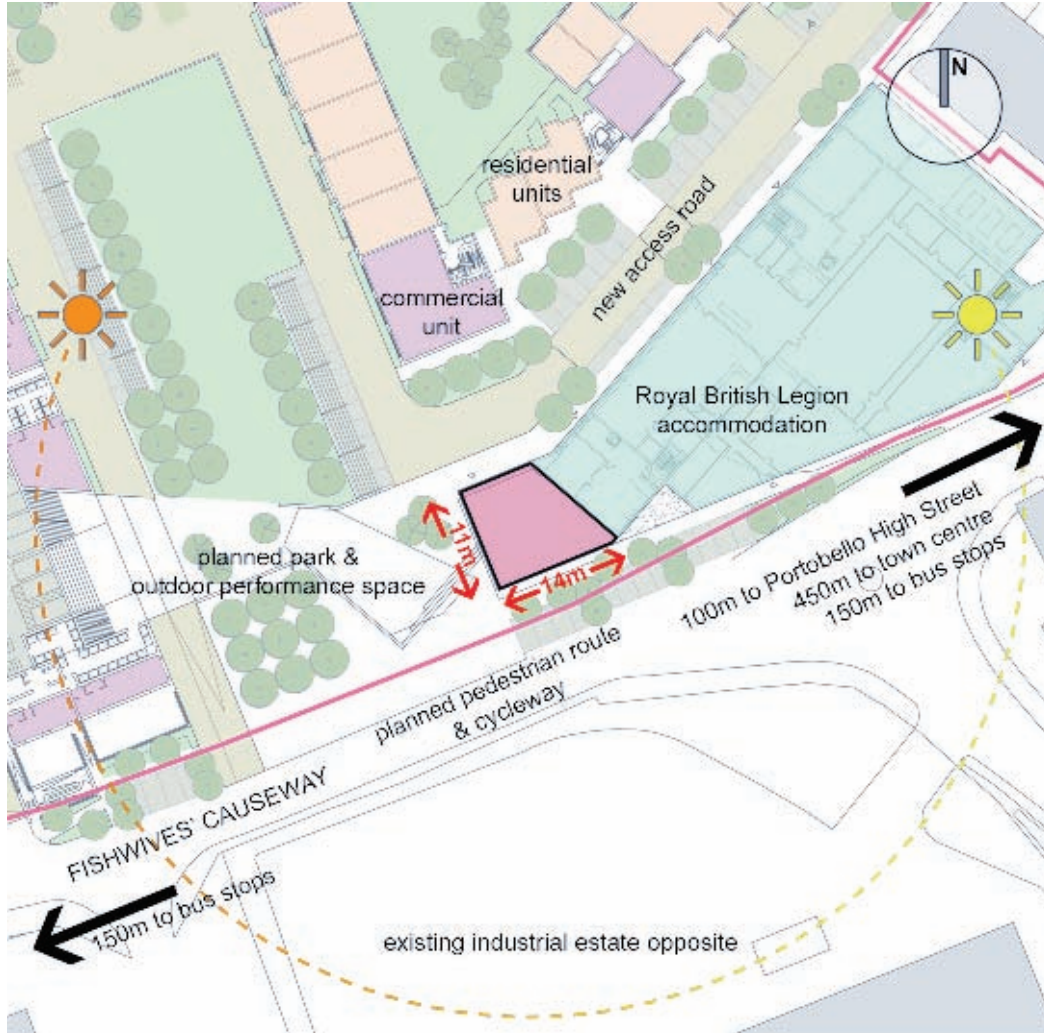
- Layout and flexibility limitations due to constraints of existing fabric
- Limited scope for environmental excellence
- Limited accommodation to support project aspirations

Risks

- Fire escape required on to adjoining property
- Planning permission for new build hall in close proximity to adjoining owners and in conservation area
- Unforeseen issues with existing fabric

4.4 OPTION 4 BLOCK D UNIT BAILEYFIELD DEVELOPMENT

4.4.1 SITE PLAN



Type of development – Fit-out of base build development

Site footprint area – approx. 180sqm

Potential building footprint area – approx. 180sqm
(no external landscape)

Potential number of additional stories / additional building area – no additional stories

Total potential footprint area – approx. 180 sqm



4.4 OPTION 4

BLOCK D UNIT

BAILEYFIELD DEVELOPMENT

4.4.2 SITE ISSUES

Visibility

The site is located 100m along Fishwives Causeway from the junction with the High Street, which is 350m northwards from the Town Hall. It is part of the new Baileyfield development. The site is located in Block B at ground level adjacent to the Royal British Legion accommodation and beneath affordable residential units. It has a total of 35m street frontage on three sides (14m on Fishwives Causeway), which will be primarily glazed. Fishwives Causeway is intended to be a new cycle and pedestrian route to Edinburgh.

This site is not central but will be part of a major new initiative and focus for Portobello. However, it is not located on the main thoroughfare of the High Street and is not one of the prime sites in terms of visibility. This can be countered by the potential of the new cycle and pedestrian route. The architectural treatment of the elevations can be developed to maximise the street presence of the building use.

Existing fabric

The unit would be provided as a shell, primarily concrete blockwork to solid areas and glazing to the external envelope on three sides. The final arrangement of the external envelope has not yet been finalised and it is hoped that this could be negotiated to suit the interior spaces. To date no indication has been provided for the distribution of the structural frame within the unit footprint however there will be concrete columns within the space that may impact on the flexibility of the proposed layout. The structural ceiling height has been confirmed as 3.2m therefore only a single height volume is possible.

This site is the smallest of the options and therefore the range of facilities will be very limited which could be a significant restriction on the aspiration for the project. The value of using any funding for such a facility would have to be considered against the long-term goals of the group.

Also, the base build has not yet been constructed and in the current financial climate, there is no guarantee that the Baileyfield development will progress as planned.

Environmental impact

The site is the fit-out of a shell with power, gas, water, and drainage connections provided. The source of these services will be part of the site wide development, which currently has not been finalised. The developer will have to meet current environmental targets set by Edinburgh Planning Authority which are relatively stringent, however in order to create and exemplar project for environmental excellence, any additional measures to be considered would rely on negotiation with the developer. Due to scale of the unit within the project, this may be unlikely.

As before, the materials for the interior fit out and new build would focus on local and Scottish products and the aesthetic for the project would be such to encourage the reclamation and reuse of materials.



4.4 OPTION 4 BLOCK D UNIT BAILEYFIELD DEVELOPMENT

Planning

As the site is a fit out of a base build, the project would not require a Planning Application. However the Planning Application for the overall development has not yet been submitted. There have been previous issues with proposals for the Baileyfield site attracting serious objections from the local community and it may take some time for a development of this scale to progress through the planning process. The Planning Application for the development is outside the control of this project. The timescale for the project has to be considered against this risk.

Additionally, the external envelope design may require negotiation with the developer and any significant change may require consultation with the Planning Authority.

Building Control

This site is a fit-out of a base build that would comply with the current Building Control regulations. There is also scope for fire escape where required through the external envelope that encloses the site on three sides subject to negotiation of the elevation layout with the developer.

Flexibility

Although new-build, the scale of this space relies on clever use of flexible partitioning to ensure the alternative use of space is maximised. In practice, the regularity of the use of such devices in this instance may be limited due to the disruption it may cause. The space available could be arranged slightly differently for future unanticipated uses but would require the entire rearrangement of the plan and the associated services to the ancillary spaces.

Access

Although the site is not as central as some of the other sites, it is not far enough away to deter pedestrian access from within Portobello. The unit is also located on a proposed new cycle and pedestrian route to the city centre. The High Street is also well served by bus routes for those travelling from further afield. As the project is located within a new-build, all horizontal circulation will be designed to allow access for all building users. There is no vertical circulation required as the unit is single storey.

Cycle and car parking will be included within the new development however due to the scale of the unit it is unlikely that there will be any dedicated parking for the site. There is no hindrance to deliveries along Fishwives Causeway.

4.4 OPTION 4 BLOCK D UNIT BAILEYFIELD DEVELOPMENT

4.4.3 OPPORTUNITIES



AREAS (approx. sqm)

HALL (when space fully opened)	incl.
MULTI-PURPOSE SPACE	58
INFORMATION / CAFE/BAR / RETAIL	83
ANCILLARY (WCs / KITCHEN)	44
STORE / PLANT	5
EXTERNAL LANDSCAPE	0
CIRCULATION	



4.4 OPTION 4 BLOCK D UNIT BAILEYFIELD DEVELOPMENT

4.4.4 COST

The estimated cost has been prepared in very broad terms, and could vary significantly once further design information and specifications are provided.

The costs are based on recent discussions and meetings with Lee Boyd Architects and their outline spatial planning drawings. Due to the very preliminary nature of the design, the cost estimates have generally been based on cost/m2, rather than on the basis of detailed measurement.

Costs

A	Preparatory works	£	1,000
B	Builderwork	£	280,000
C	Building warrant and planning fees	£	2,000
D	Loose furniture, furnishings & equipment		excluded
E	Professional fees and expenses (allowance from Stage E)	£	29,120
F	Other development costs/legal/site negotiations		excluded
G	Site acquisition		excluded
H	VAT	£	54,271
Total Estimated Project Cost at Current Cost Levels		£	366,391
		Say £	400,000

Note:

VAT has been included at 17.5% rather than 15%, pending confirmation of the programme.

Exclusions:

- a) Fees up to Stage D (covered by Technical Assistance Grant)
- b) Inflation (i.e. costs are based on current cost levels)
- c) Site acquisition cost
- d) Operational related costs, etc
- e) Insurances
- f) Upgrading existing incoming services if required
- g) Furniture, furnishings and equipment
- h) Carpets rugs etc
- j) Performance/theatre sound and lighting equipment and consultancy
- k) Acoustic consultant



4.4 OPTION 4 BLOCK D UNIT BAILEYFIELD DEVELOPMENT

4.4.5 SUMMARY

Key works

- Fit out of base build shell:
 - flexible space for reception/café/exhibition/retail to front
 - multipurpose rooms with flexible partitions to rear
 - flexible partitioning to open ground floor to maximum footprint
 - ancillary accommodation

Advantages

- Integrated within a new community initiative
- Modest scale would enable quick establishment
- Lowest cost of all site options

Disadvantages

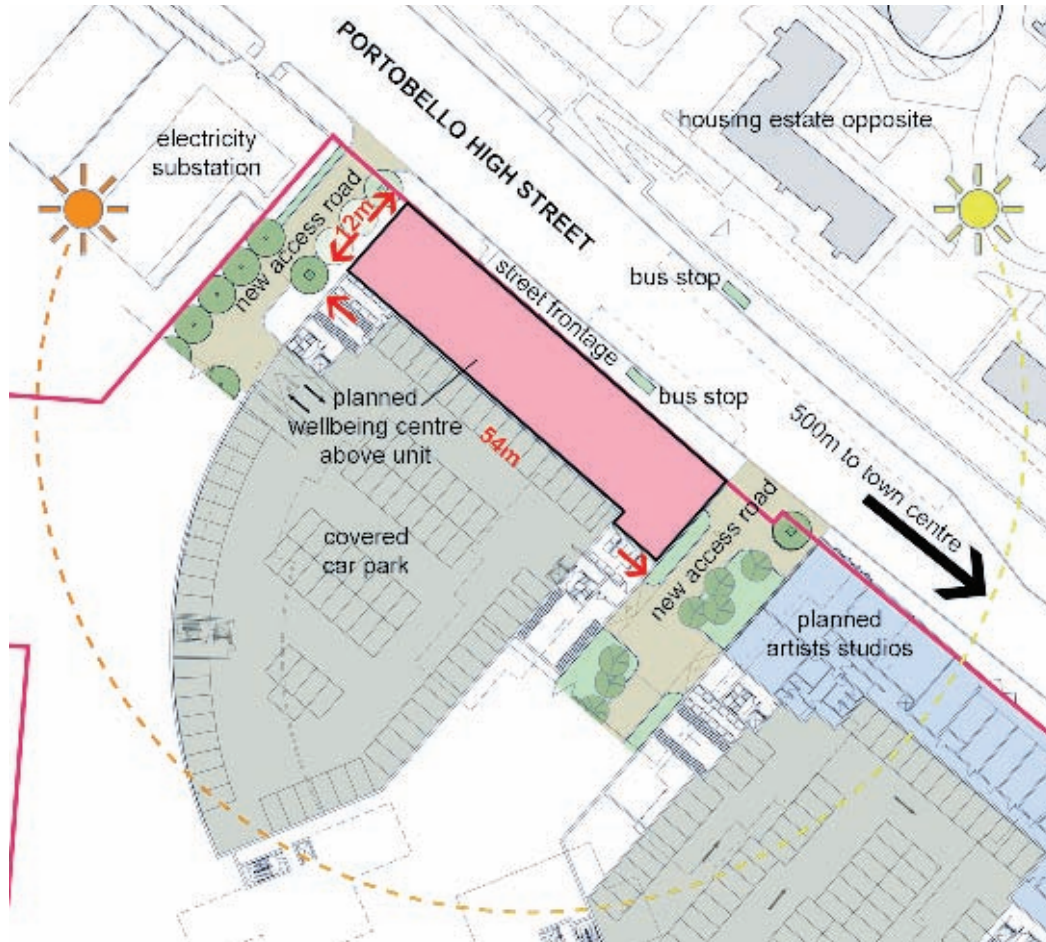
- Layout and flexibility very limited due to small scale of unit
- Very limited accommodation to support project aspirations
- Limited scope for environmental excellence

Risks

- Planning application for Baileyfield Development not yet submitted
- Construction works not yet commenced
- Current financial climate may jeopardise development feasibility

4.5 OPTION 5 BLOCK B UNIT BAILEYFIELD DEVELOPMENT

4.5.1 SITE PLAN



Type of development – Fit-out of base build development

Site footprint area – approx. 680sqm

Potential building footprint area – approx. 680sqm
(no external landscape)

Potential number of additional stories / additional building area – additional 1no. storey
of mezzanine within unit volume, approx. 165 sqm

Total potential footprint area – approx. 845 sqm



4.5 OPTION 5

BLOCK B UNIT

BAILEYFIELD DEVELOPMENT

4.5.2 SITE ISSUES

Visibility

Located on the High Street, 500m northwards from the Town Hall nearby a major roundabout at the entrance to Portobello. The site is part of the new Baileyfield development. The site is located in Block D occupying the full ground level beneath the accommodation identified for Health and Wellbeing and adjacent to accommodation identified for Arts. The site has a total of 80m street frontage on three sides (54m on the High Street), which will be primarily glazed.

This site is not central but will be part of a major new initiative and focus for Portobello. It is also located on the main thoroughfare of the High Street and is near a major traffic interchange at the entrance to Portobello. The unit is a prime site within the new development with a very long street frontage at ground level and is located adjacent to other active community uses. The architectural treatment of the large glazed elevations can be developed to emphasise the street presence and the interior uses within the unit would be highly visible.

Existing fabric

The unit would be provided as a shell, primarily concrete blockwork to solid areas and glazing to the external envelope on three sides. The final arrangement of the external envelope has not yet been finalised and it is hoped that this could be negotiated to suit the interior spaces. The solid wall to the carpark to the rear has the potential of a high-level clerestory window as the garden level is lower than the ceiling level of the unit. To date no indication has been provided for the distribution of the structural frame within the unit footprint however there will be concrete columns within the space that may impact on the flexibility of the proposed layout. The structural ceiling height has been confirmed as 5m providing a volume that could contain double height and mezzanine spaces.

This site is the largest of the options and the length and volume of the space provides great opportunity to provide flexible, adaptable accommodation designed specifically to meet the aspirations and philosophy of PEDAL.

However, the base build has not yet been constructed and in the current financial climate, there is no guarantee that the Baileyfield development will progress as planned.

Environmental impact

As with Block D, the site is the fit-out of a shell with power, gas, water, and drainage connections provided. The source of these services will be part of the site wide development, which currently has not been finalised. The developer will have to meet current environmental targets set by Edinburgh Planning Authority which are relatively stringent, however in order to create and exemplar project for environmental excellence, any additional measures to be considered would rely on negotiation with the developer. Due to scale of the Block B unit within the project, this may be more likely in particular with the large roof area available above the health and wellbeing unit on the first floor.

As before, the materials for the interior fit out and new build would focus on local and Scottish products and the aesthetic for the project would be such to encourage the reclamation and reuse of materials. However due to the scale of the fit-out and the size of new structures required within, there is great opportunity for imaginative use of materials and the project to be an exemplar in the use of sustainable materials.



4.5 OPTION 5 BLOCK B UNIT BAILEYFIELD DEVELOPMENT

Planning

Like Unit D, as the site is a fit out of a base build, the project would not require a Planning Application. However the Planning Application for the overall development has not yet been submitted. There have been previous issues with proposals for the Baileyfield site attracting serious objections from the local community and it may take some time for a development of this scale to progress through the planning process. The Planning Application for the development is outside the control of this project. The timescale for the project has to be considered against this risk.

Additionally, the external envelope design may require negotiation with the developer. Due to the scale of the street elevation, a redesign may be extensive. Any significant change may require consultation with the Planning Authority.

Building Control

This site is a fit-out of a base build that would comply with the current Building Control regulations. There is also scope for fire escape where required through the external envelope that encloses the site on all four sides subject to negotiation of the elevation layout with the developer.

Flexibility

The new-build nature of the fit-out and in particular the scale of the unit enables the provision of various spaces including a large hall with dedicated rehearsal space. The spaces can be arranged and subdivided to suit whatever functions are required. The interior can be design so that in the future the floor plates can be re-arranged to suit uses that currently have not been anticipated. The suggest layout presented in this report is one of many options that could be considered depending on the required building use. The large volume available allows extensive flexibility.

Access

Although the site is not as central as some of the other sites, it is not far enough away to deter pedestrian access from within Portobello. The High Street is also well served by bus routes for those travelling from further afield. As the building will be new-build, all horizontal and vertical circulation will be designed to allow access for all building users.

Cycle and car parking will be included within the new development. Due to the scale of the unit it is likely that there will be dedicated parking for the site in the carpark to the rear however the number of spaces has not yet been finalised. There is no hindrance to deliveries along Portobello High Street.

4.5 OPTION 5 BLOCK B UNIT BAILEYFIELD DEVELOPMENT

4.5.3 OPPORTUNITIES



AREAS (approx. sqm)

HALL	170
MULTI-PURPOSE SPACE	244
INFORMATION / CAFE/BAR / RETAIL	179
ANCILLARY (WCs / KITCHEN)	56
STORE / PLANT	74
EXTERNAL LANDSCAPE	0
CIRCULATION	



4.5 OPTION 5 BLOCK B UNIT BAILEYFIELD DEVELOPMENT

4.5.4 COST

The estimated cost has been prepared in very broad terms, and could vary significantly once further design information and specifications are provided.

The costs are based on recent discussions and meetings with Lee Boyd Architects and their outline spatial planning drawings. Due to the very preliminary nature of the design, the cost estimates have generally been based on cost/m2, rather than on the basis of detailed measurement.

Costs

A	Preparatory works	£	1,000
B	Builderwork	£	1,160,000
C	Building warrant and planning fees	£	5,000
D	Loose furniture, furnishings & equipment		excluded
E	Professional fees and expenses (allowance from Stage E)	£	120,640
F	Other development costs/legal/site negotiations		excluded
G	Site acquisition		excluded
H	VAT	£	224,287
Total Estimated Project Cost at Current Cost Levels		£	1,510,927
		Say £	1,500,000

Note:

VAT has been included at 17.5% rather than 15%, pending confirmation of the programme.

Exclusions:

- a) Fees up to Stage D (covered by Technical Assistance Grant)
- b) Inflation (i.e. costs are based on current cost levels)
- c) Site acquisition cost
- d) Operational related costs, etc
- e) Insurances
- f) Upgrading existing incoming services if required
- g) Furniture, furnishings and equipment
- h) Carpets rugs etc
- j) Performance/theatre sound and lighting equipment and consultancy
- k) Acoustic consultant



4.5 OPTION 5 BLOCK B UNIT BAILEYFIELD DEVELOPMENT

4.5.5 SUMMARY

Key works

- Fit out of base build shell:
 - double height space for reception/bar in centre of plan
 - dedicated double height space for retail/exhibition
 - large hall with back of stage accommodation and rehearsal rooms
 - large multi-purpose rooms on ground floor level
 - suite of multi-purpose rooms at first floor level
 - ancillary accommodation beneath first floor accommodation

Advantages

- Integrated within a new community initiative and
- Located adjacent to other new community facilities
- Blank canvas capable of accommodating all project aspirations
- Large volume of unit presents opportunities for dynamic flexible space
- Future adaptability can be built in
- Lower cost per area as works predominantly fit-out

Disadvantages

- Large scale of accommodation may be greater than initially required
- Large scale of accommodation would require greater revenue stream
- Location furthest from town centre

Risks

- Planning application for Baileyfield Development not yet submitted
- Construction works not yet commenced
- Current financial climate may jeopardise development feasibility



5.0 CONCLUSION

It is clear from the study that PEDAL has selected 5 very different sites for appraisal, all with contrasting issues, such as scale, context, volume and cost. Therefore each site presents opportunities that vary and the choice of one over the others may ultimately depend upon the strength of the clients aspiration and their ability to raise funds.


With the exception of the smaller Baileyfield site (Block D Unit) we would be happy to promote the merits of all the sites depending upon the status of the client's business plan and current thoughts on scope. Block D is simply too small and inflexible, without a critical mass of accommodation to serve the needs of PEDAL now or in the future. In our view expenditure would be wasted on a fit out of a space that could not sustain the longer term aspirations of PEDAL.

Turning to the other sites, we inevitably have a preference. Although the study is completely impartial, we recognize the genuine architectural opportunity with the gap site on Bath Street and the possibilities to showcase PEDAL's ambition for a highly sustainable and environmentally responsible building. Further the site is more of a 'blank canvas' than the others and there is scope to tailor the accommodation to suit the exact or flexible requirements of the brief, without the constraints of existing fabric. Nonetheless the implications of this may be that costs for new build on this scale are prohibitive and not viable from a funding perspective. This could be dealt with by phasing development, however we would warn that this course can prove more complex than one might initially anticipate and will inevitably cause future disruption.

The Church on Marlborough Street which was the original site that we considered, certainly provides the opportunity to re-use a modest and architecturally interesting 19th Century church, making use of its volume and period modelling. In that sense the building has a history of public congregation and assembly and would provide a recognizable urban symbol appropriate to community use. We still believe that this site would suit the needs of PEDAL but we remain sceptical that the access, legibility and restriction of the street itself will hinder the success of the site.

The Three Monkeys pub on the High Street was our least favoured site prior to the study and although it is still restricted in terms of scale and scope, it is possible to conceive of a more modest level of accommodation within the pub, the flat above and in the garden to the rear. The use of this garden is vital to allow the possibility of a new build hall to support the less flexible space in the existing building. This however could be the stumbling block as the garden is overlooked in close proximity by residential accommodation and escape from this new hall would need to be negotiated through the private amenity of these dwellings. We believe that if the project encounters strict financial constraints, the pub option may provide for a sufficiently sustainable base for PEDAL, however if the whole idea proves successful the organisation could quickly outgrow this site.

Finally, there is the larger Baileyfield site (Block B Unit) which unlike its counterpart in the development, Block D, offers considerable opportunity to PEDAL for an expansive community resource. The designated footprint is large and with a 5m floor to ceiling has the possibility for specific areas planned at first floor. We believe that there is great potential with such a footprint to organise a generous range of flexible accommodation that could include a wide variety of scale of space. Behind the glazed facade of the main elevation the public could look into a vibrant, eclectic interior where the different activities are visible and legible projecting the sense of an active public forum. However it is this advantage that could also be seen as the disadvantage. The footprint is possibly too big and PEDAL



may 'rattle' around within its cavernous interior, struggling to cover the costs of providing for large scale public space. In addition the opportunity to showcase their environmental credentials is less straightforward than the gap site on Bath Street and would need to be carefully negotiated with the base build team for the development.

So in summary, what is the best site?

If the ambition of PEDAL is sustained; if the Big Lottery get fully behind the project; if the community find many opportunities to energise the development, we would recommend that the gap site on Bath Street gives the most scope and long term benefit. It is projected as the most expensive option at this stage but that cost needs to be seen in the context of all the other considerations and may ultimately not be viewed as prohibitive by potential funders if the business plan and overall proposition are well conceived.

In decreasing order we would see the Baileyfield Block B as next in line as there is clearly a value in the relationship between cost and potential scope. The Church is next followed by the Three Monkeys.

06.01.09

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PORTOBELLO TRANSITION HUB

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