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LEITH HARBOUR AND NEWHAVEN COMMUNITY COUNCIL
24TH OCTOBER 2017

OCEAN DRIVE
PROPOSED RESIDENTIAL DEVELOPMENT

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OCEAN DRIVE
PROPOSED RESIDENTIAL DEVELOPMENT
BACKGROUND INFORMATION

Ocean Drive is located to the North of Edinburgh city centre adjacent to Leith docks. Ocean Terminal shopping centre sits to the North West of the site with the Scottish Government building ‘Victoria Quay’ sited to the South. The site is bounded on one edge by Ocean Drive providing vehicular access and Albert Dock to the other edge.

The brownfield site was once part of the Leith Docks masterplan which was set out for this area in 2005. There are a number of sites adjacent which have submitted proposals for planning.

The proposed development aims to:

• Provide 190 private residential units with a mix of apartments.
• Offer 60 affordable housing units with a mix of apartments.
• Remove an existing dilapidated timber jetty and replace with a new boardwalk.
• Create provision for underground parking.
• Potential spaces at ground floor level for commercial units.

PROJECT INFORMATION

PROPOSED DEVELOPMENT

Approximately 250 residential units with a mix of apartments, underground car parking, potential commercial units at ground floor and new boardwalk.

SITE AREA

1.01 Hectares (2.5 acres)

PROJECT TEAM

Client Team  S1 Developments

Architects  CDA

Structural & Civil Engineers  Harley Haddow

Ocean Drive site looking West
SITE PHOTOGRAPHS

View from Ocean Drive looking North West
View from existing timber jetty looking South East
View from existing timber jetty looking North West
View from Ocean Drive looking West
View from Ocean Drive Looking South East
View from adjacent site looking South
SITE HISTORY

LEITH DOCKS

The site sits within the dockland port of Leith one of the oldest recognised ports in the country. The modern Leith docks, built to the north of Leith’s ‘Shore’ area, began to take shape in the 19th century.

Adjacent to the site sits Victoria Dock which was constructed in 1852 and used to accommodate large steamships.

The site rests on reclaimed land with the northern portion of the site reclaimed and a new harbour wall construction added in 1999.
CONTEXT: FUTURE DEVELOPMENTS

There are a number of large developments in the local area which are currently being developed, many of which are currently within the planning process.

HOTEL DEVELOPMENT
Erection of hotel development, associated facilities and ancillary works, including boardwalk.

Awaiting PPP decision.

CALA WATERFRONT PLAZA
Proposed residential development (388 homes) including affordable housing provision, landscaping and public realm, parking, access, ancillary commercial/retail units and associated works.

Awaiting planning permission decision.

PORT OF LEITH DISTILLERY
Proposed distillery and ancillary uses.

Awaiting planning permission decision.

PROPOSED AREA

Potential Hotel Development
Site for proposed hotel development up for sale.
CONTEXT: BUILDINGS
There have been a number of recent applications and developments in the immediate area, adjacent to the Ocean Drive site.

CALA RESIDENTIAL DEVELOPMENT
CALA submitted a planning application for the neighbouring site in August 2016. The application is currently awaiting decision.

OCEAN POINT HOTEL
A PPP application was submitted for a hotel development directly adjacent to Ocean Terminal in June 2016. The application is awaiting decision.

OCEAN POINT 2 HOTEL
In 2009, The City of Edinburgh Council granted a 10 storey hotel proposal on Ocean Drive. The proposal was withdrawn and the site is currently up for sale.

PORT OF LEITH DISTILLERY
The planning application for a proposed whisky distillery was submitted in September 2017 and is currently awaiting assessment.

WIDER CONTEXT
Existing developments within the wider context of Ocean Drive

VICTORIA QUAY

OCEAN TERMINAL

PORTLAND GARDENS
INITIAL DESIGN STUDIES

1. 4 FINGER BLOCKS WITH UNDER CROFT PARKING

2. 4 FINGER BLOCKS WITH PARKING DECK

3. 5 FINGER BLOCKS WITH PARKING DECK

4. SPLITTING BLOCKS TO REDUCE SCALE

5. SHIFTING BLOCKS TO ALLOW VIEWS

6. CREATING LANDSCAPE
INITIAL DESIGN STUDIES: SECTIONS

4 FINGER BLOCKS WITH UNDER CROFT PARKING

Section through 4 block concept showing apartment buildings, commercial space to Ocean Drive and the boardwalk with two levels of parking.

SPLIT BLOCKS

Section through split block concept illustrating the apartment buildings, landscaped deck and commercial space to Ocean Drive and the boardwalk. Parking is also provided within plinth.
PROJECT DEVELOPMENT: SITE CONSTRAINTS

1 EXISTING STRUCTURE
The area highlighted maintains a distance of 22m from the existing harbour wall. This allows for future maintenance access to the 19m ties which are buried under the site to maintain the structural integrity of the harbour wall.

1 BOARDWALK
New 10.4m wide quay wall designed to allow access for fire and rescue service vehicles and waste management.

3 STREET
The street side perimeter of the development conforms to the existing street/pavement layout.
VIEWS
Due to the proximity of the blocks positioning upon the plinth it has been necessary to provide means to ensure privacy between the blocks.

There will be solid infills to the side wall of each balcony space in order to direct the tenants view outwards and restrict views directly into the adjacent block apartments.

SUN PATHS
The decision to split the blocks and stagger them across the plinth allows a greater amount of sunlight to penetrate into the site. This will ensure that each apartment obtains an adequate amount of sunlight whilst also providing light to the plinth's landscaped areas.
CONCEPTUAL RESPONSE: ELEVATIONS

View towards scheme looking South West

View towards scheme looking North West

Proposed Hotel Development

Ocean Point

Albert Dock

Ocean Terminal

Victoria Dock
Section through proposal looking North West
CONCEPTUAL RESPONSE: AXONOMETRIC
CONCEPTUAL RESPONSE: PRECEDENTS

COLVILLE TOWERS, LONDON

DARBISHIRE PLACE, LONDON
CONCEPTUAL RESPONSE: PRECEDENTS

NORDBAHNHOF, VIENNA

CHRISTIANSHOLM, COPENHAGEN
GROUND FLOOR PLAN

- 3 Bedroom Apartment
- 2 Bedroom Apartment
- Retail Unit
- Bin & Bike Stores
TYPICAL UPPER FLOOR PLAN

3 Bedroom Apartment  2 Bedroom Apartment  1 Bedroom Apartment
Proposed Development looking North


Consented CALA Skyliner Scheme (2002)

3D VISUALS ILLUSTRATIVE

Proposed Development looking North

Consented CALA Skyliner Scheme (2002)

3D VISUALS ILLUSTRATIVE

Proposed Development looking South East
3D VISUALS ILLUSTRATIVE

Proposed Development looking North West


Consented CALA Skyliner Scheme (2002)
Proposed Development looking North West


Consented CALA Skyliner Scheme (2002)

3D VISUALS ILLUSTRATIVE

Proposed Development looking North West

Consented CALA Skyliner Scheme (2002)