

1. THE DICK VET RELOCATION AND CONTEXT

History

Since 1916 The Royal (Dick) School of Veterinary Studies has been located at the corner of Hope Park Terrace and Summerhall Place within the Edinburgh urban area, approximately 1.8km to the south east of Princes Street. The School was founded by William Dick in 1823 and moved to the Summerhall site from Clyde Street in north Edinburgh.

The continued development of the School in the 20th and early 21st Century and the rapidly changing learning, teaching and research activities prompted a review of the existing academic requirements, which concluded that the properties at Summerhall were no longer appropriate to deliver the curriculum and to ensure the Dick vet continued to thrive in the 21st century. The comprehensive review that was carried out identified a clear business need to co-locate the Dick Vet activities to Easter Bush, Midlothian, alongside the existing animal hospitals.

21st Century – The New Dick Vet

The decision to relocate the School was made in 2004 and the design project for the new school at Easter Bush has been unfolding over the past six years, with the decanting of the existing premises at Summerhall likely to take place before the end of Summer 2011, in order to allow all students and staff to relocate for commencement of the academic year 2011/12.

The Summerhall Site – Future

The University of Edinburgh now wishes to progress with alternative use studies, planning proposals and market testing for the Summerhall site. Some initial market testing has taken place during 2009/2010 and various initial planning discussions have been held with the local planning authority (City of Edinburgh Council) and Historic Scotland.

The priorities for the University are to look after the relocation to the new site and to maintain the existing buildings in a safe and secure condition, if they are to remain vacant for any length of time. However, the University has a duty of responsibility, in terms of capital receipt and ideally it is seeking alternative uses and redevelopment options for the site, and a freehold disposal within the next 18 months. The capital receipt gained from the disposal will provide a valuable source of funding for reinvestment within the University's estate.

The Summerhall Site – Development Brief

The University's estate managers have regular meetings with senior officials and Members of City of Edinburgh Council and this has established an agreed approach to the Summerhall site. With assistance from GVA Grimley, planning and property disposal advisers, it has now been agreed with the local planning authority that a development brief will be prepared for this site in order to clarify the future for the site in planning terms, but also to assist the assessment of development options and marketing of the site, which will commence early 2011. The timeline below gives details of the preparation phases for the development brief.

The Summerhall Site - Location and context

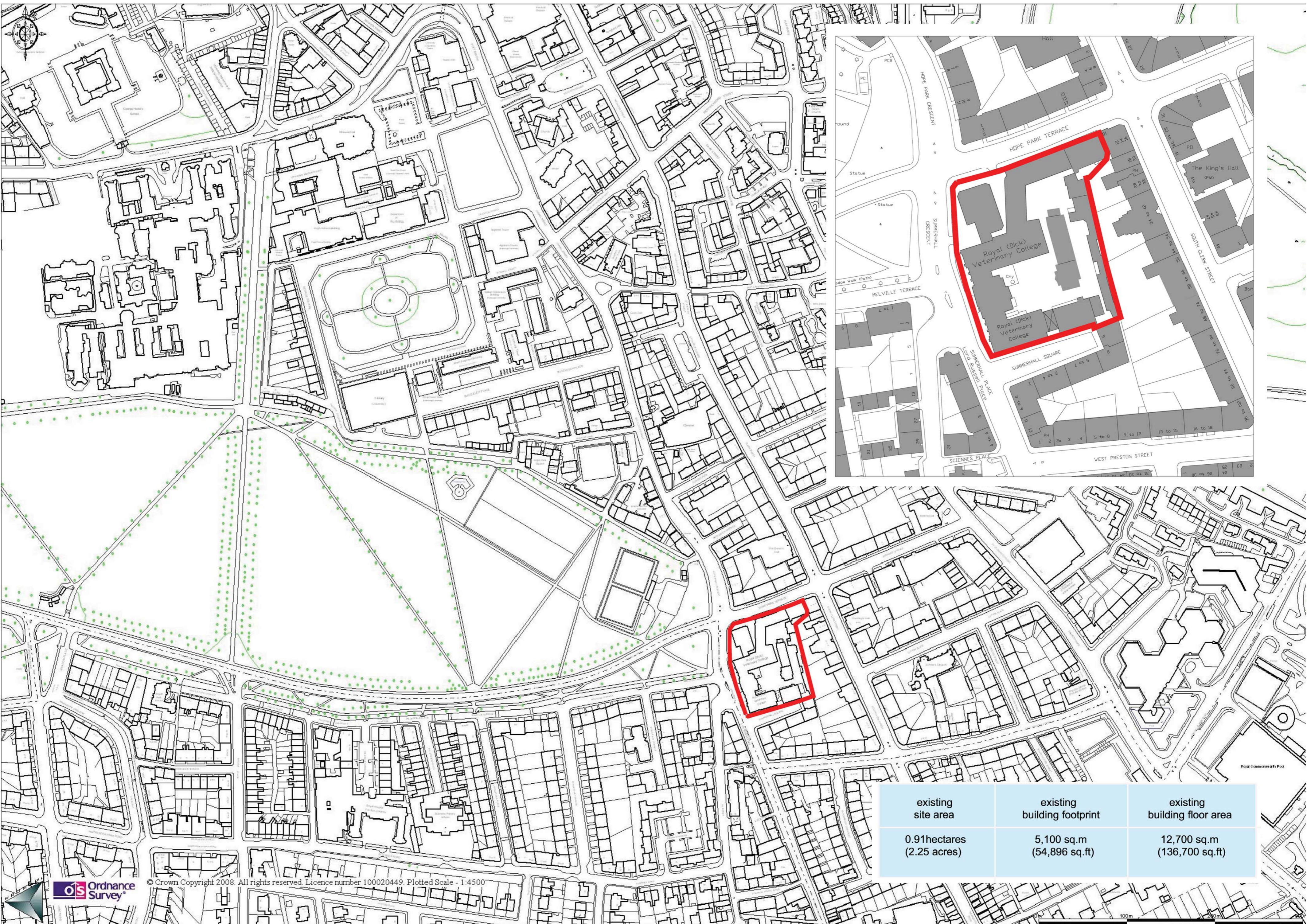
The Summerhall site is located to the south east corner of The Meadows, bounded by Hope Park Terrace to the north and Summerhall Place to the west. Vehicular access is gained to the site from Summerhall Square to the south. To the east are the tenements and mixed use properties on South Clerk Street.

The plan and aerial photographs below indicate the site location.

The surrounding locational context is very much of mixed uses, with ground floors punctuated with a variety of commercial frontages and a heavy density of mixed residential tenures, as well as other institutional uses.



The University of Edinburgh - Summerhall									
Timeline for preparation of a development brief									
Stage	2010		2011						Aug
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
1	Ongoing consultation with City of Edinburgh Council, Historic Scotland and other stakeholders to agree scope & methodology for Summerhall Development Brief.								
2									
3									
4									



2. SUMMERHALL - PLANNING CONTEXT

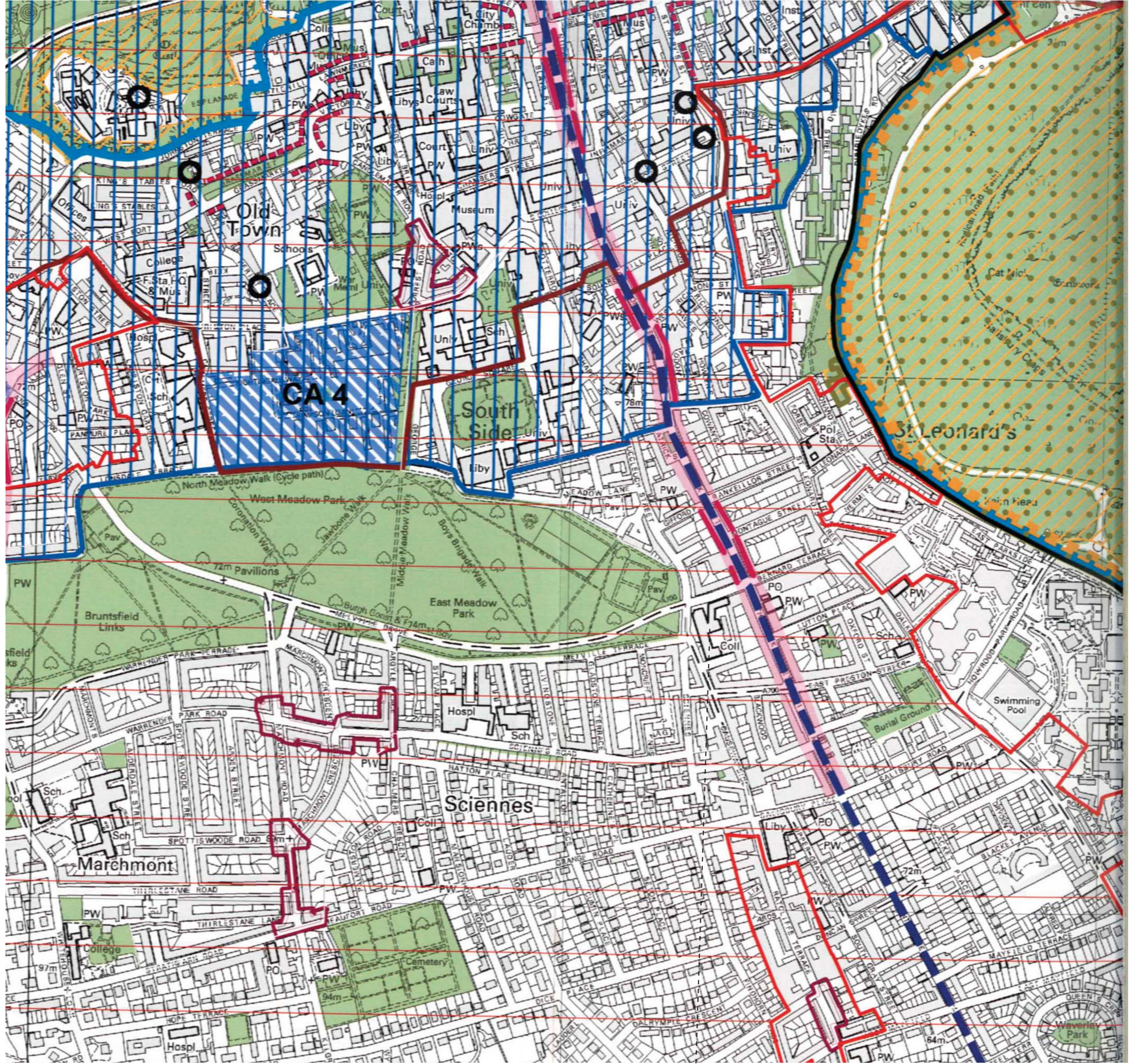
Planning context

The finalised Edinburgh City Local Plan was adopted in January 2010 and provides an up-to-date land use policy framework, with approved proposals and policies for the whole city centre area, including the Summerhall site. The extracts here show the allocations for the local area, with the Summerhall site being defined within the Urban Area which is supportive in principle of a range of uses including housing, hotels, employment, leisure and controlled retail uses. The Summerhall site is also located within the South Side conservation area as set out further below.

Redevelopment proposals will be required to address supplementary planning guidance produced by the City of Edinburgh Council. This may include policies for affordable housing, student housing, car parking, open space, urban design etc.

Proposal Map designations and relevant policies and proposals in the Written Statement

	Urban Area - refers to all local plan area outside the Green Belt	Hou 1, Hou 10, Core 3, Emp 1, Emp 4-5, Ref 5, Ref 1
	Central Area	Table 10.1
	Central Area Proposal (CA1-4)	Table 10.1
	Waterfront Area of Change (WAC1, WAC2)	Wa 1, Ref 6
	World Heritage Site	Env 1
	Designated Conservation Area	Env 5 - 6
	Union Canal (Scheduled Ancient Monument)	Env 8; Des 9
	Scheduled Ancient Monument	Env 8
	Historic Garden/Designated Landscape - Inventory Site	Env 7
	Open Space	Os 1-2
	Open Space Proposal (OSR1-9)	Table 5.1
	Pentland Hills Regional Park Boundary	Os 4
	Housing Proposal (HSG 1-HSG 20)	Hou 1 & Tables 6.1 & 6.2
	School Proposal (SCH 1-2, SCH6)	Table 6.3
	Indicative School Proposal (SCH 3-5)	Table 6.3
	Strategic Business Centre	Emp 1
	Business Development Proposal (BUS 2-BUS 3)	Table 7.1
	Edinburgh BioQuarter (BUS 1a & 1b)	Emp 2, Table 7.1
	Business & Industry Area	Emp 3, Inf 2
	Local Centre	Ret 4, Ret 10
	Commercial Centre	Ret 3, Ret 10
	Core Shopping Frontage	Ret 8
	Primary Shopping Frontage	Ret 9
	Speciality Shopping Street	Ret 11
	Shopping Proposal (S1-S3)	Ret 4, Ret 10 & Table 8.3
	Indicative Shopping Proposal (S4-S7)	Ret 4, Ret 10 & Table 8.3
	Tram Route Safeguard with proposed stop	Tra 7
	Park & Ride Safeguard	Tra 8
	Public Transport Interchange	Tra 9
	Railway Safeguard Station Safeguard	Tra 10
	Road Safeguard	Tra 12
	Cycleway / Footpath Safeguard	Tra 13



Conservation Area

Also relevant to the planning context is the fact that this site lies within the South Side Conservation Area. The character appraisal for this conservation area was approved by the City of Edinburgh Council Planning Committee on 8 August 2002. The purpose of a character appraisal is to define the key elements that contribute to the special historic and architectural character of an area. It guides the local planning authority in making decisions and is a material consideration for planning applications. In this case, the South Side character appraisals states:

- "The central position and historic nature of the south side make the area extremely sensitive to the effects of high buildings and the overall height of the area should not be broken."
- The proximity of Arthur's Seat, Salisbury Crags and the Old Town Ridge allow dramatic views and glimpses from a large number of points throughout the Conservation Area and the World Heritage Site. These views should be retained."

It is of interest that the character appraisal identifies the corner tower (block D) of the Royal (Dick) School of Veterinary Studies as an "intrusive landmark" despite this being Category B listed:

- "One building that detracts from the area is the 1960s eight storey ribbed tower belonging to the Royal (Dick) Vet College on the corner of Hope Park Terrace and Summerhall. This building breaks through the general height of the south side and forms an inappropriate punctuation at the east end of The Meadows". (City of Edinburgh Council adopted South Side Conservation Area Character Appraisal, page 41).
- "The multi-storey block of the Royal Dick Vet College is a disrupting element to the skyline." (City of Edinburgh Council adopted South Side Conservation Area Character Appraisal, page 41).

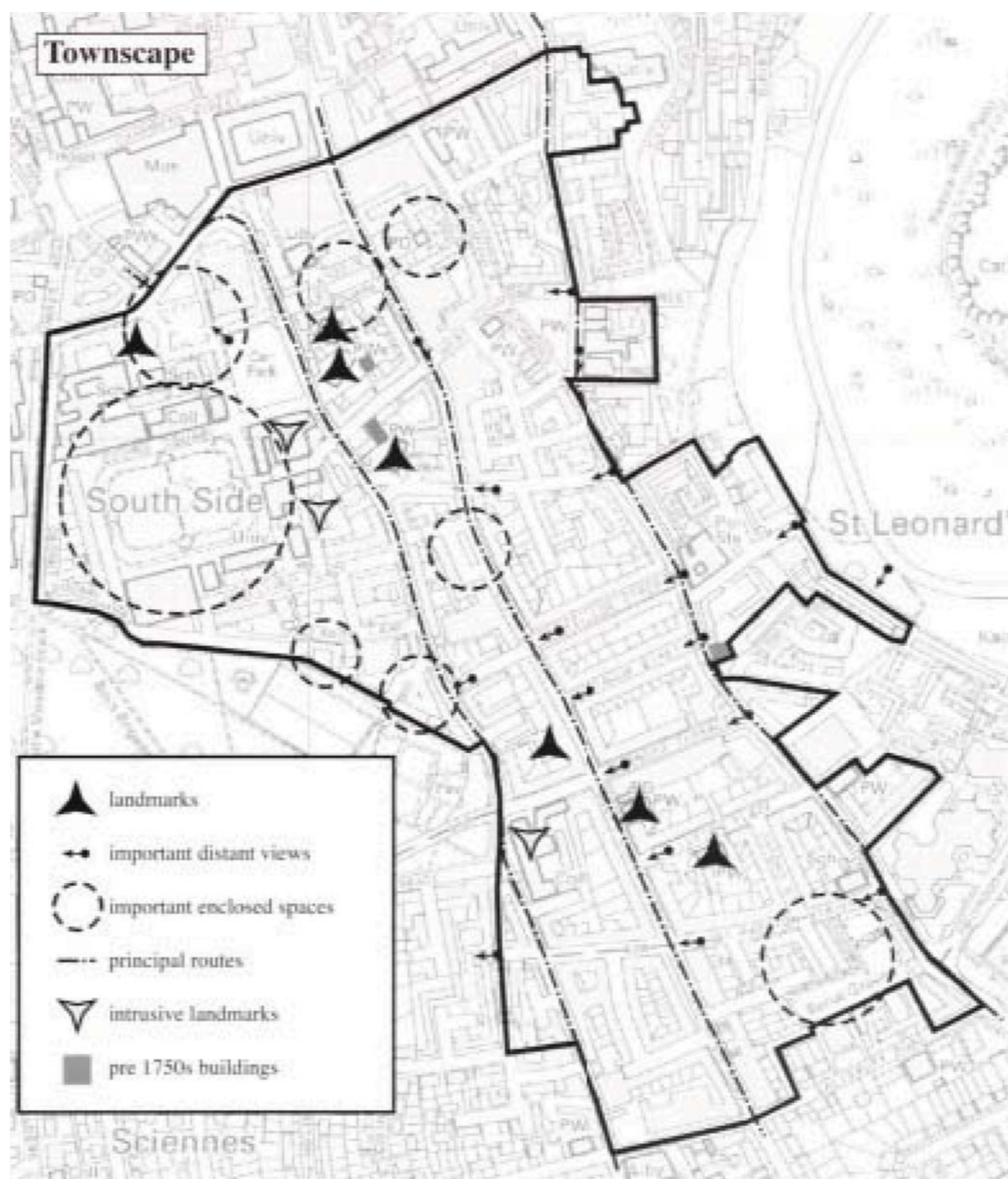
The extract of the Conservation Area Character Appraisal is annexed herewith and it notes the landmark buildings and intrusive landmarks. The complete appraisal document can be downloaded at the following web address:

www.edinburgh.gov.uk/downloads/file/1455/southside_conservation_area_character_appraisal

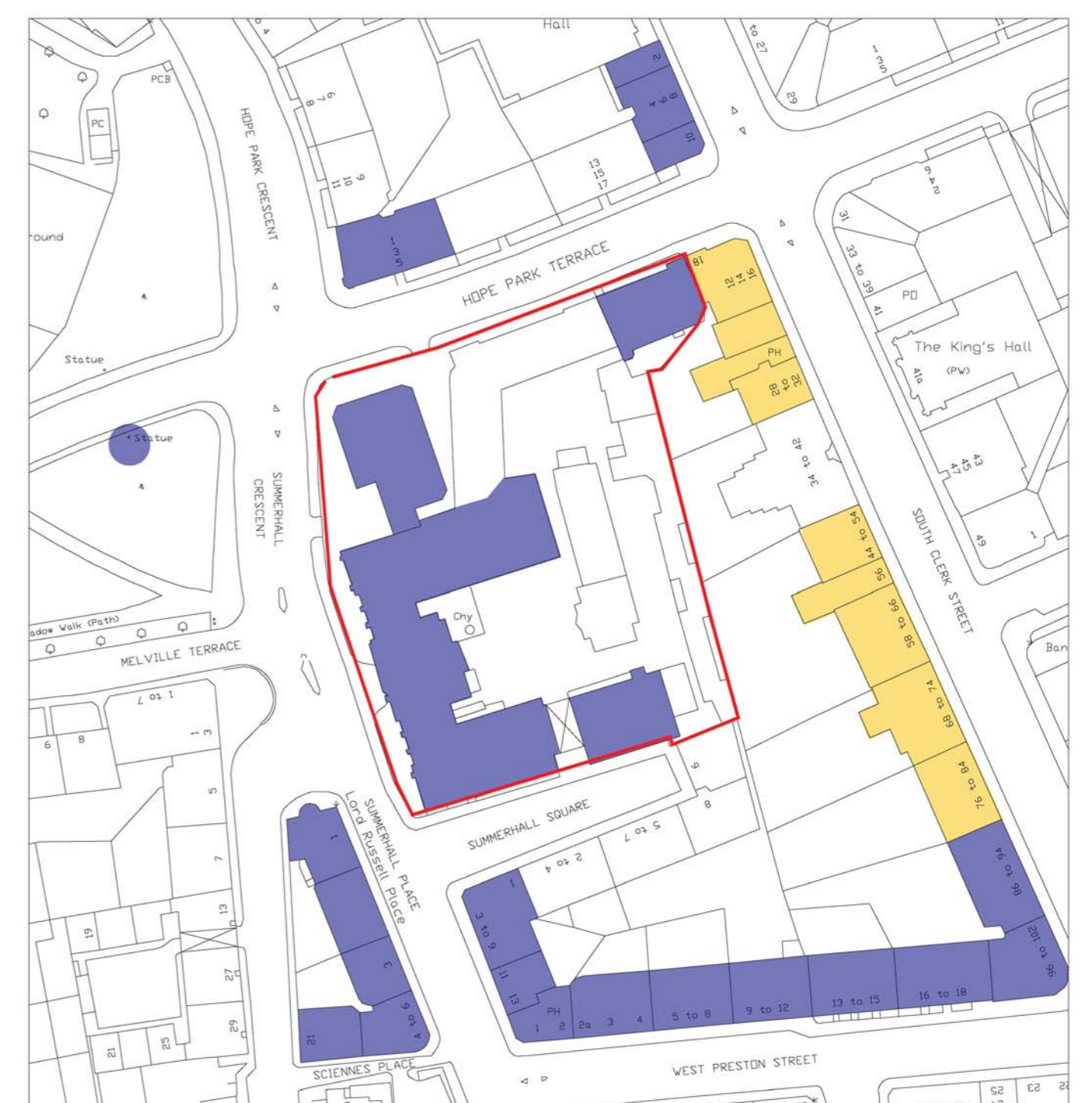
Listed Buildings

The plan to the right identifies listed buildings within and surrounding the site, with brief details of the former set out below:

- The Royal (Dick) School of Veterinary Studies:
 - College Building (1909-1916)
 - Block D (1967-1971)
 - Block B (1967-1971)
 - Listing reference 2744
 - Category B, listed 2002
- Hope Park and Buccleuch Congregational Church, Hope Park Terrace
 - Listing reference 31A
 - Category B, listed 1977



Summerhall



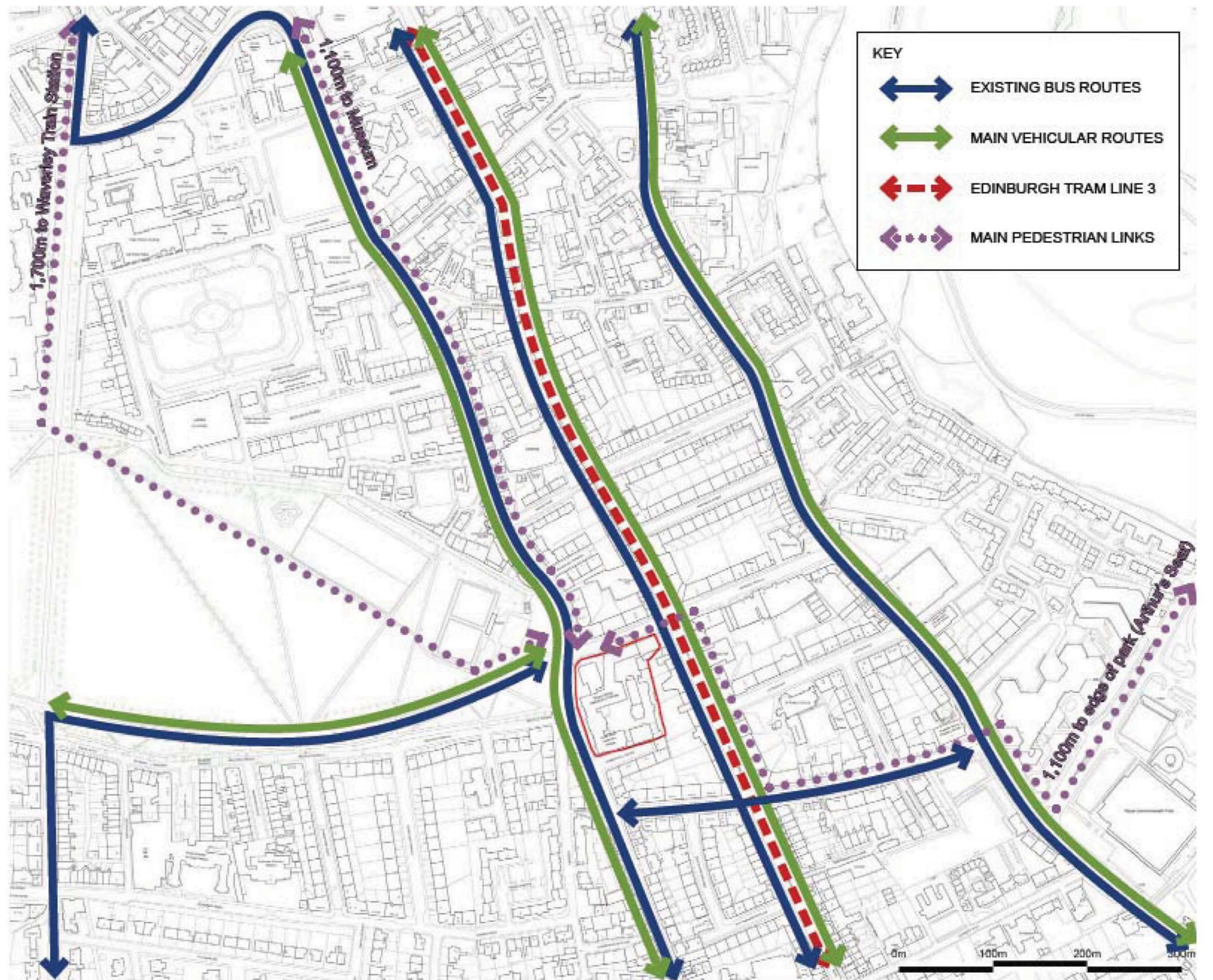
3. SUMMERHALL - MOVEMENT & SPACES

The development brief for the Summerhall site is being prepared under some of the key principles in the Scottish Government's Guidance on Masterplanning (Planning Advice Note 83). This guidance suggests that new masterplans for sites which are now appropriate for redevelopment can be assessed under three key headings of movement, spaces and buildings. These three principles are followed in this consultation phase for the Summerhall development brief.

Movement – Key Routes

The attached plan shows the key routes in South Edinburgh for vehicular, public transport, cycling and pedestrian movement. Summerhall connects to Buccleuch Street and Causeway Side as a main arterial from the south of the city centre out to the southern suburbs. As a result, the site is well served by vehicular and public transport and there are a number of pedestrian routes connecting the site with other key land uses, notably those across the meadows to other University buildings and the new Quartermile development beyond. Pedestrian movement through the site is limited, but the analysis below prompts some discussion on public and private spaces and connectivity through and around the site.

The City of Edinburgh Council is also progressing environmental improvements to the Southside Corridor.

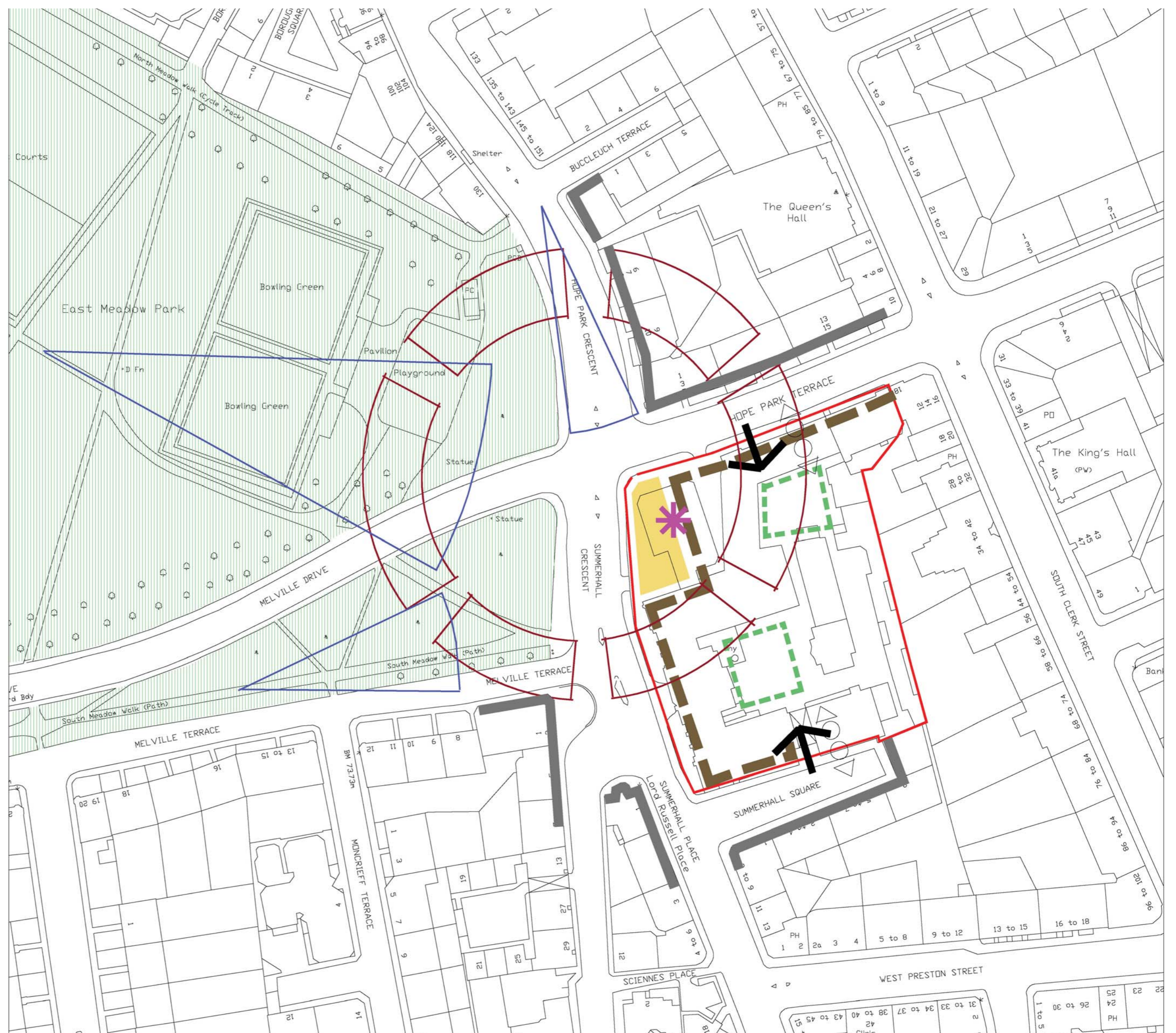
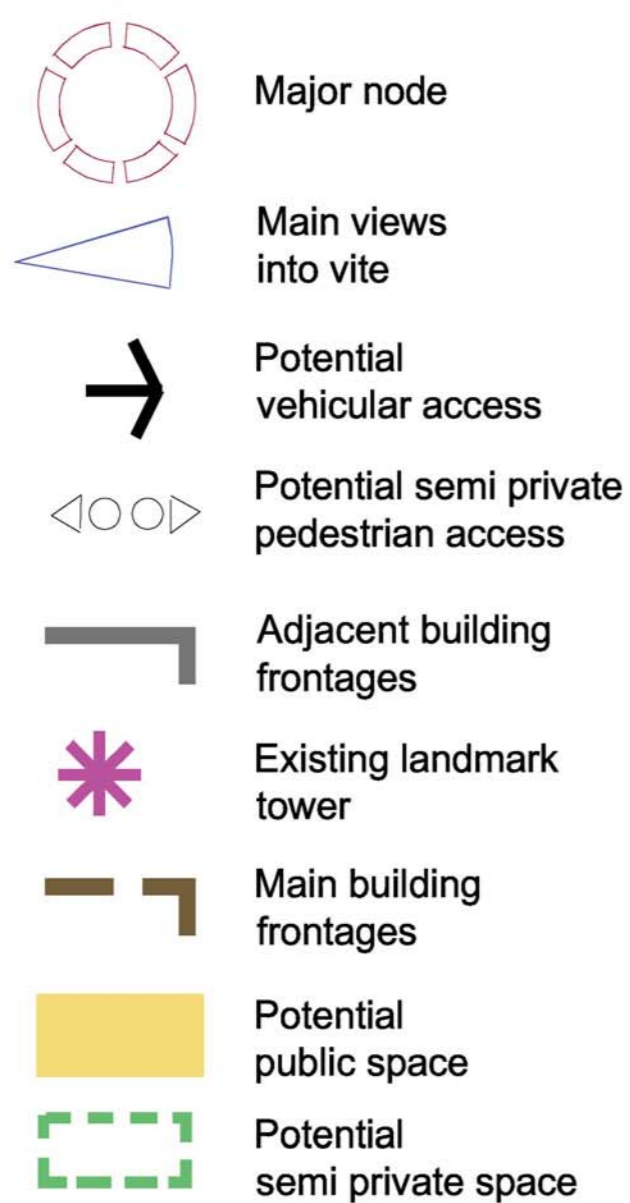


Connecting the Site and Key Spaces

As noted above, the site benefits from some significant vehicular and pedestrian routes on a north south and east west pattern, in the southern suburbs of Edinburgh. However, this consultation is keen to gather views on the ways in which this site can interact with the movement patterns in the locality.

Different possible connections and spaces can be suggested, along with the attached Urban Analysis:

- Private spaces might be connected by private access through pends and new gaps within the buildings which front Summerhall and Hope Park Terrace
- Semi-public spaces might be enjoyed by uses such as restaurants and hotels if the redevelopment was for mixed uses.
- More obvious movement around the site on the existing pavements to Summerhall and Hope Park Terrace represent the main public thoroughfares – how can these frontages be animated further in order to create greater interest for passing pedestrians? The existing Summerhall Square access from the south is an important feature of the current use of the building. Should this access be maintained for vehicular and parking access for future redevelopment?



4. SUMMERHALL - BUILDINGS

This board presents an overall analysis of the external and internal characteristics of the buildings on the site. Below we have segregated the Summerhall site into different sub-sites for analysis and discussion.

These buildings have been assessed by GVA Grimley's Planning and Development team as part of the forthcoming marketing exercise to seek a successful disposal of this important piece of real estate for the University. However, there is a critical inter-play between a successful disposal of the site and a preliminary exercise which produces a successful development brief for the site, based upon planning, heritage and other factors as explained in this exhibition.

We have taken some useful soundings from some potential development interests who are active in Central Edinburgh and we continue to engage market interests, in order to illustrate a realistic mixed use masterplan for the longer term future of the site. At this stage, we are keen to inter-link potential interests from the market, with the views of local community groups, residents, agencies and other sources, in order to provide for the optimal development brief on the site. The analysis below provides a subsection of the site by different pockets and we are keen to invite views on the viability of different forms of development at the site.

4. The Corner Tower

- Dominant corner building, punctuating some long and short distance views.
- Awkward internal configuration, designed specifically for medical teaching and research purposes



2. The Northern Wing

- Awkwardly located southern arm, connecting Hope Park Terrace frontage to the Central Block.



3. The Former Church

- Fine architectural presence to Hope Park Terrace



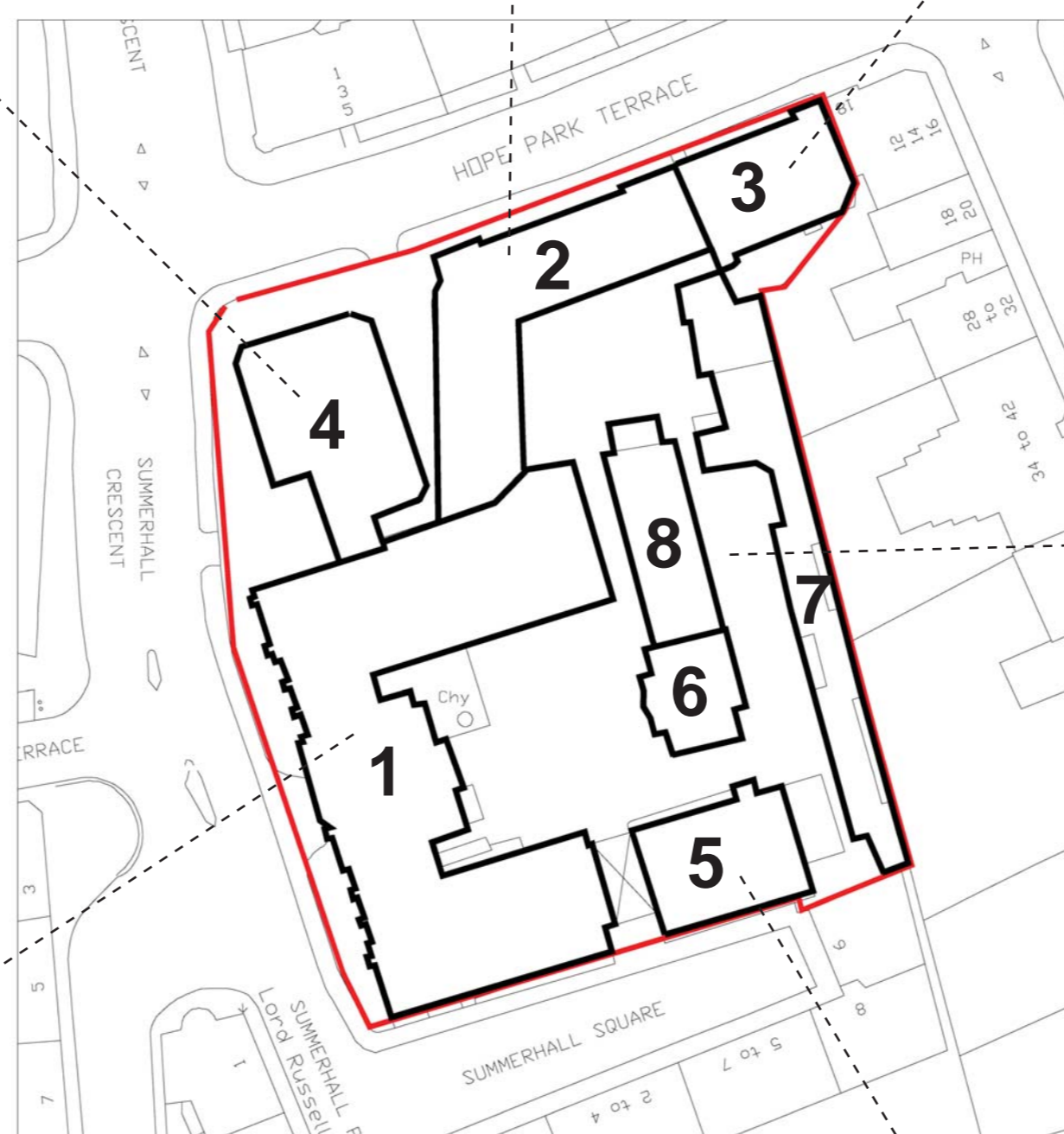
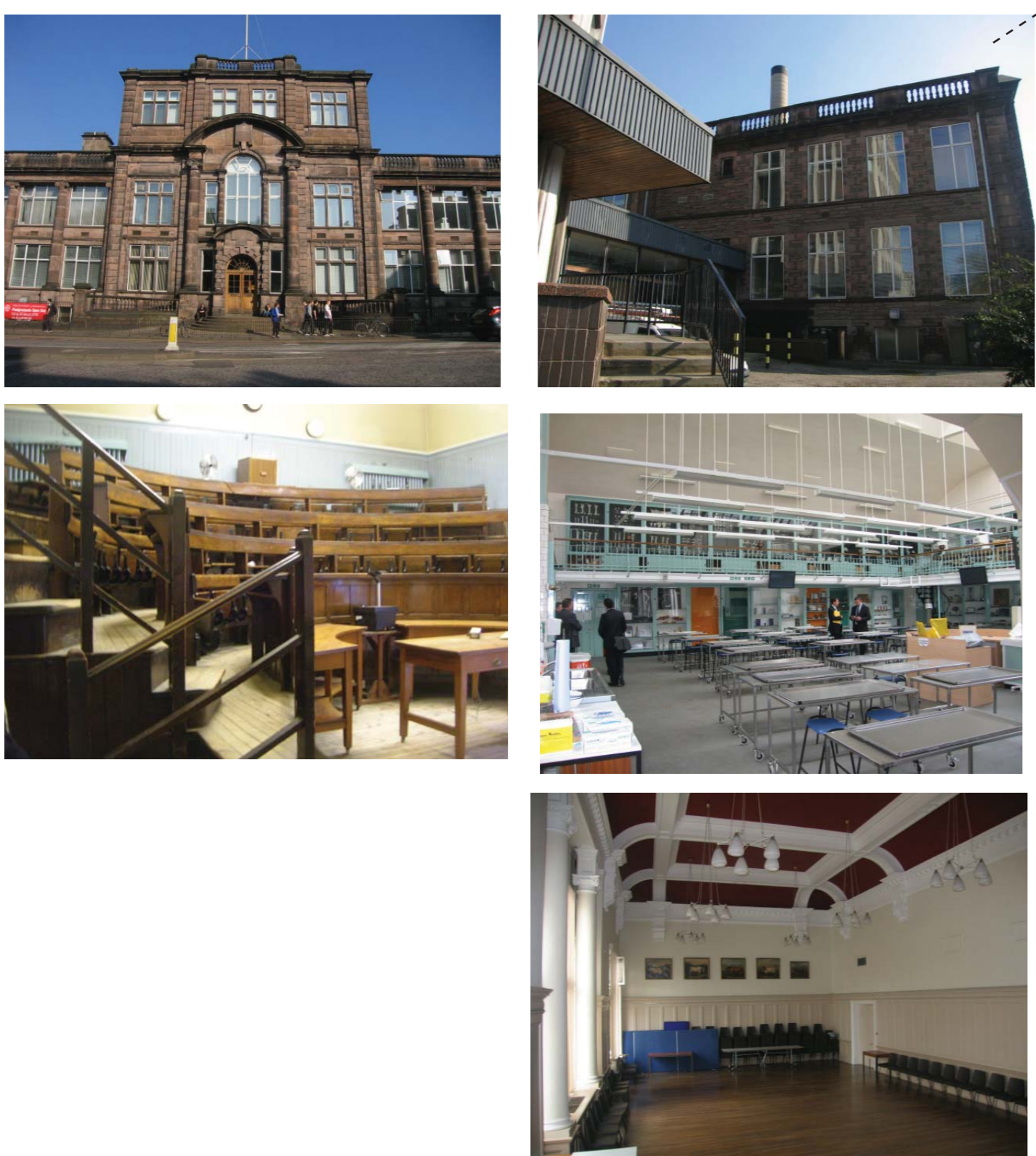
6, 7 & 8. The Rear Mews

- Potential for selected conversion to alternative use.
- Poor state of repair



1. The Central Block

- Commanding architectural presence to Summerhall.
- Fine internal spaces, capable of conversion to alternative use.
- Also, some challenging internal spaces, for potential reuse.
- Very limited car parking serving building to the rear.



5. The Southern Wing

- Awkward internal configuration, designed specifically for medical teaching and research purposes.
- Limited building life expectancy.



5. SUMMERHALL - HERITAGE

The University of Edinburgh has worked with GVA Grimley on planning and heritage policy issues, but for a close analysis of the historic development of this site, the buildings currently located on the site and the validity of their listed status (particularly the more recently listed structures), the services of an acknowledged heritage and listed building specialist have been recruited. Andrew PK Wright, a Chartered Architect and Heritage Consultant, is advising on the significance of buildings within the site and a selection of images from his ongoing research is provided separately at the end of the exhibition, with a few examples below. We would welcome any views on heritage issues associated with the Summerhall site, which will feed into this research.

Alongside the heritage assessment of the site, the University of Edinburgh continues to undertake detailed surveys of the existing buildings on the site in order to assess their suitability for future uses and whether they are fit for purpose as existing, or requiring significant refurbishment, repair and remediation, in terms of their existing condition.

Historic Sequence

In terms of historic sequence of development from the mid-19th Century onwards, the five inset historic maps are a useful analysis.

It can be seen that a brewery originally occupied part of the site (1854) and the northern boundary cuts through the site of the original Summerhall House.

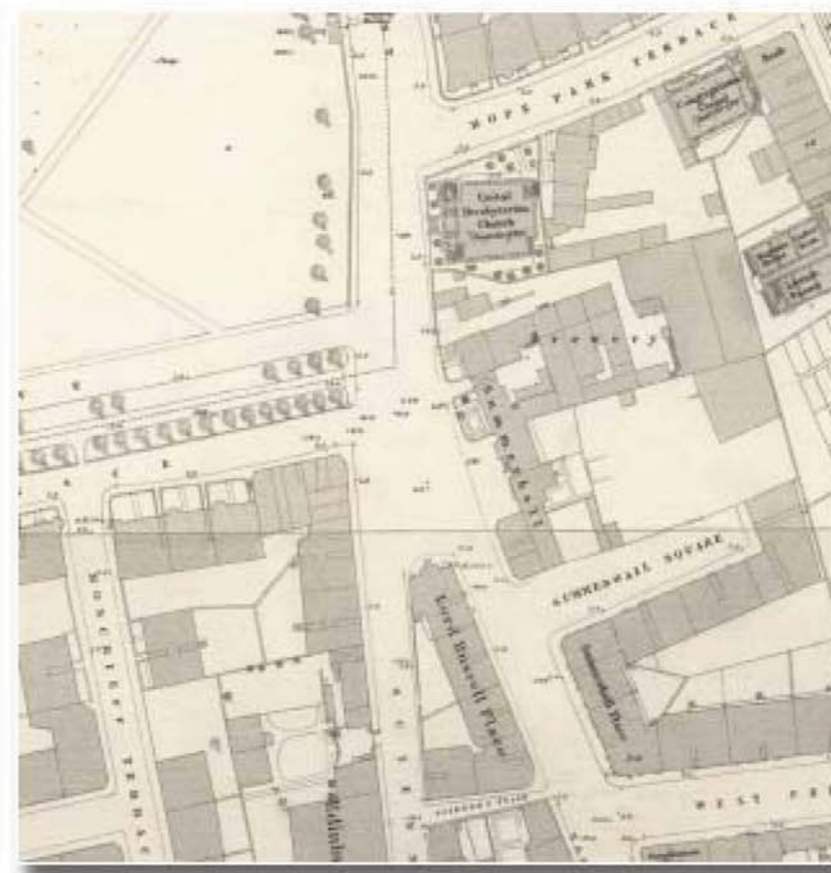
Two new churches can be seen on both the north west and the north east corners of the site on the 1877 map, by which time Summerhall House had been demolished and Hope Park Terrace had been constructed, forming the existing north boundary to the site. Summerhall Square to the south had also been created by this date.

The brewery still exists at 1908 but has been demolished by 1932 to be replaced by the Dick Vet School, as well as some of the ancillary buildings to the rear. By 1947 the existing block behind the church at the north west corner had been constructed (angled to be accommodated behind the church), however the church was demolished shortly afterwards and this part of the site was left vacant until 1967-71 when the existing seven storey tower building was constructed.

This final phase of building also saw the construction of the existing modernist four and seven storey blocks in the north west and south east corners of the site (also 1967-71).



1854



1877



1947



1908



1932

Corner Landmarks - Past and Present

