

Edinburgh Meadowbank Mixed-Use
Regeneration Development

Creating a 'sustainable community' in Edinburgh

Unspecified

/ Project value

June 2022

/ PDA start

April 2023

/ PDA completion

A GRAHAM-led consortium, with Miller Homes, Panacea Property Development and Places for People as the other three member organisations, is undertaking the role of pre-development partner for the City of Edinburgh Council (CEC) to deliver a multi-million-pound regeneration housing development at Meadowbank. The partnership, known as Edinburgh Meadowbank Group (EDMB), was formally approved by the Council's Finance and Resources Committee (March 2022) to create one of the capital's "greenest neighbourhoods" by incorporating low-car, low-carbon infrastructure with energy efficient homes. It is anticipated that the pre-development phase will last approximately 42 weeks.

The brief

EDMB, in collaboration with EMA Architects, Manson Planning, LRW, ETIVE, Ironside Farrar and Cundall, has been appointed by CEC to progress design and preconstruction works ahead of the start of construction work on the site in early 2023, which is adjacent to the new Meadowbank Sports Centre off London Road. The developable area is approximately 5.37 hectares.



"This development and wider neighbourhood, shaped by the local community, will bring a great regenerative feel to this area of the city. While, through the community benefits programme we have agreed as part of this contract, we also hope to bring new jobs and training opportunities for local people, offer opportunities for local school leavers and children to be part of the vision for Meadowbank."

Councillor Joan Griffiths
Vice Convener

“It’s great that these homes are located a short distance from the city centre and will be both cost effective to heat alongside some that will be wheelchair accessible. With the Meadowbank masterplan also having been awarded a ‘Building with Nature’ accreditation, we know that development will be setting standards for sustainable design, implementation and maintenance of high-quality green features, so I look forward to seeing the results of this stage of the development and what EDMB can bring to that.”

Councillor Rob Munn
Finance and Resource Convener

The challenges

The site has several unique features, including a number of historical archaeological interests, and is bounded by railway lines at the north and south boundaries. We have been tasked to review the execution of all aspects of enabling, demolition and other infrastructure works and advise on the most efficient strategy of undertaking these works, while considering their implications for the remainder of the development. In addition, the masterplan has a “people priority” focus - meaning a low car community and high quality routes for “walking and wheeling” is envisaged. Our design solution will seek to prioritise pedestrian and cycle movement through the new neighbourhood and establish intelligent connections to the wider neighbourhood and core path network.

The solution

Approximately 600 new mixed-tenure homes for sale and rent, at least 35% of which will be affordable, are key features of the mixed-use regeneration programme. Space for a range of commercial and community uses, and a proposed GP surgery, are also included in the major development that is a strategic part of the City of Edinburgh Council’s wider Meadowbank masterplan. High quality public realm and landscaping, reflecting the area’s industrial and sporting heritage, are set to provide new active travel routes through to Restalrig. In partnership with the Council, EDMB has also committed to realising a range of community benefits including seven new apprenticeship positions, 14 new job opportunities and a donation of up to £100,000 to support the important work of local community groups.

Outputs & Benefits

- / **Placemaking:** We are building on the placemaking objective established throughout the design and community engagement process, and we are committed to creating a vibrant, safe and sustainable new neighbourhood
- / **Mixed-tenure regeneration:** The residential portfolio will see the development of a mixed-tenure residential portfolio, inclusive of 20% family housing and 35% affordable homes
- / **Net Zero:** Collaboratively with our energy consultants, Cundall, we are developing a Net Zero Carbon Energy solution for the site for review and approval by CEC. We are also providing sustainability advice on construction, operation and management
- / **Community:** Our plans make provision for a blend of community space and commercial units to activate key areas and to encourage social interaction. The development of a new GP surgery is also a key community focal point at the heart of the masterplan.



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