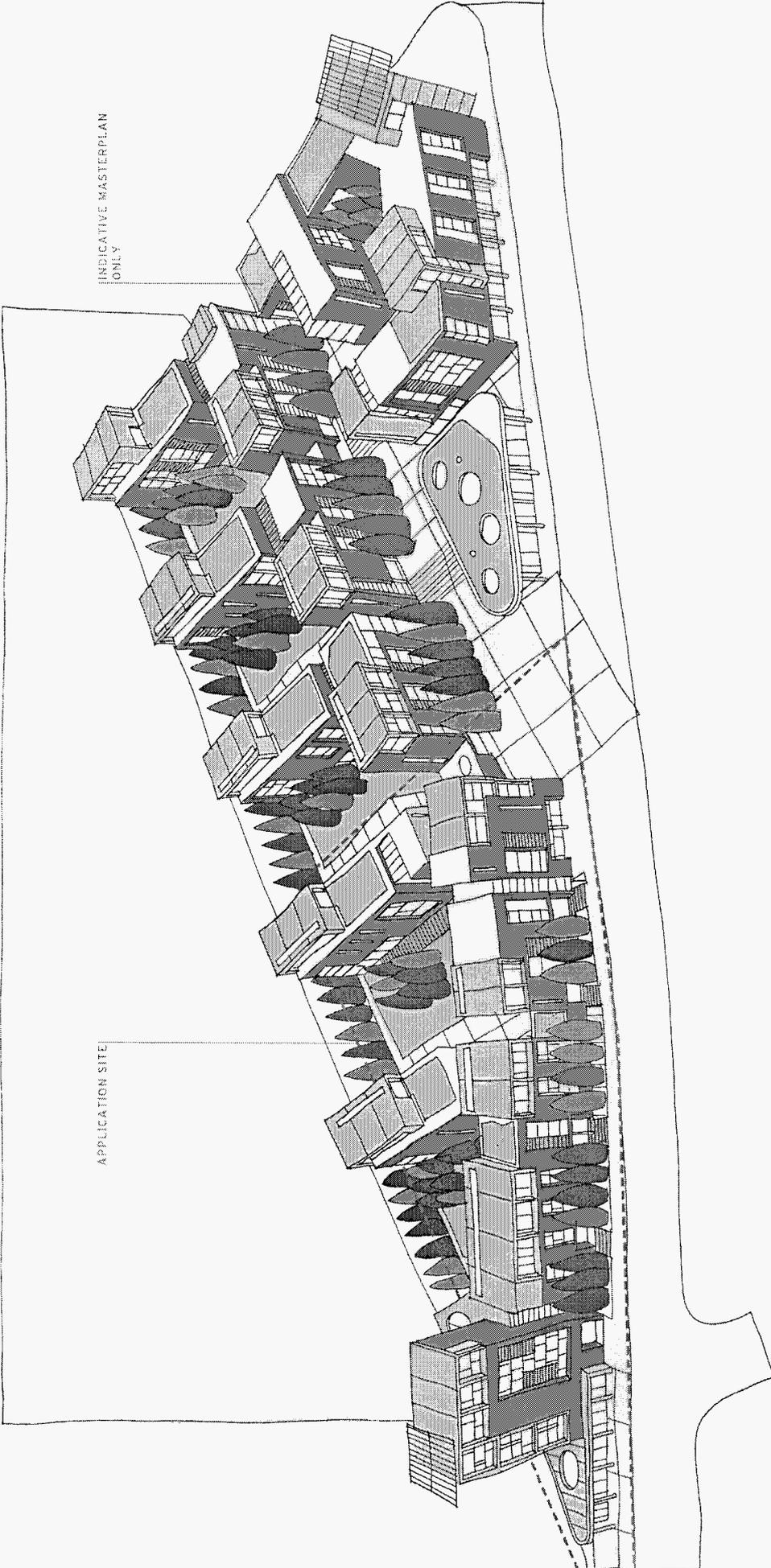


Briefing Note on St Margaret's House Masterplan

1. Caledonian Trust, owners of St Margaret's House, commissioned Michael Laird Architects to prepare plans for the redevelopment of their property. They did so in the context of a master plan for the sites of both St Margaret's House and Meadowbank House, and also the remaining commercial properties in the street block, at the Jock's Lodge corner. They presented these proposals at various meetings in 2008, including an owners meeting and at a Craigenfinny and Duddingston Neighbourhood Partnership meeting. They also asked that the City Development Department should adopt their proposals, put them to the Planning Committee in the form of a development brief, and obtain a degree of Council support. City Development Department's representative at the meetings that Michael Laird organised was under the impression that redevelopment on this scale was in prospect.
2. The Planning Committee approved the master plan in principle in February of this year, as a draft for consultation which the Council would lead. It then emerged that the owners of Meadowbank House had no intention of moving out, and instead were preparing proposals to extend their buildings and build a better, street level access onto London Road. The Head of Planning met Michael Laird Architects and queried whether there was any point in working with them on the preparation of a master plan that was not going to be realised in the foreseeable future. They wanted the process brought to a conclusion, and this was agreed. The brief was re-drafted to suit City Development requirements, and approved on 6 August.
3. Meanwhile, Michael Laird have submitted an outline planning application for the redevelopment of St Margaret's House, for a mix of uses, mainly housing, but including a hotel and possibly student housing.
4. The application still includes a master plan covering Meadowbank House and the rest of the street block, but there are no proposals to implement this part of their proposals, unless circumstances change in some unforeseen way.
5. An issue for St Margaret's House is the access arrangements. They don't have a dedicated access, but a right of access only through the grounds of Meadowbank House. This would have to be brought up to adoptable standards before a planning permission could be granted.



INDICATIVE MASTERPLAN
ONLY

APPLICATION SITE





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MICHAEL LAIRD ARCHITECTS

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Proposed Masterplan

St. Margaret's House
Edinburgh