

# PRE-PLANNING INFORMATION SESSION

## Cables Wynd House and Linksview House Block Improvement

[www.edinburgh.gov.uk/cableswynd-linksview](http://www.edinburgh.gov.uk/cableswynd-linksview)

### Introduction

**We're planning to significantly invest in Cables Wynd House and Linksview House to make them safer, warmer and more comfortable places to live.**

We want to improve your homes and plan to bring both buildings up to a standard known as Energy Efficiency Standard for Social Housing (EESHS2). This is the minimum standard for social housing and will make your home safer and more comfortable by:

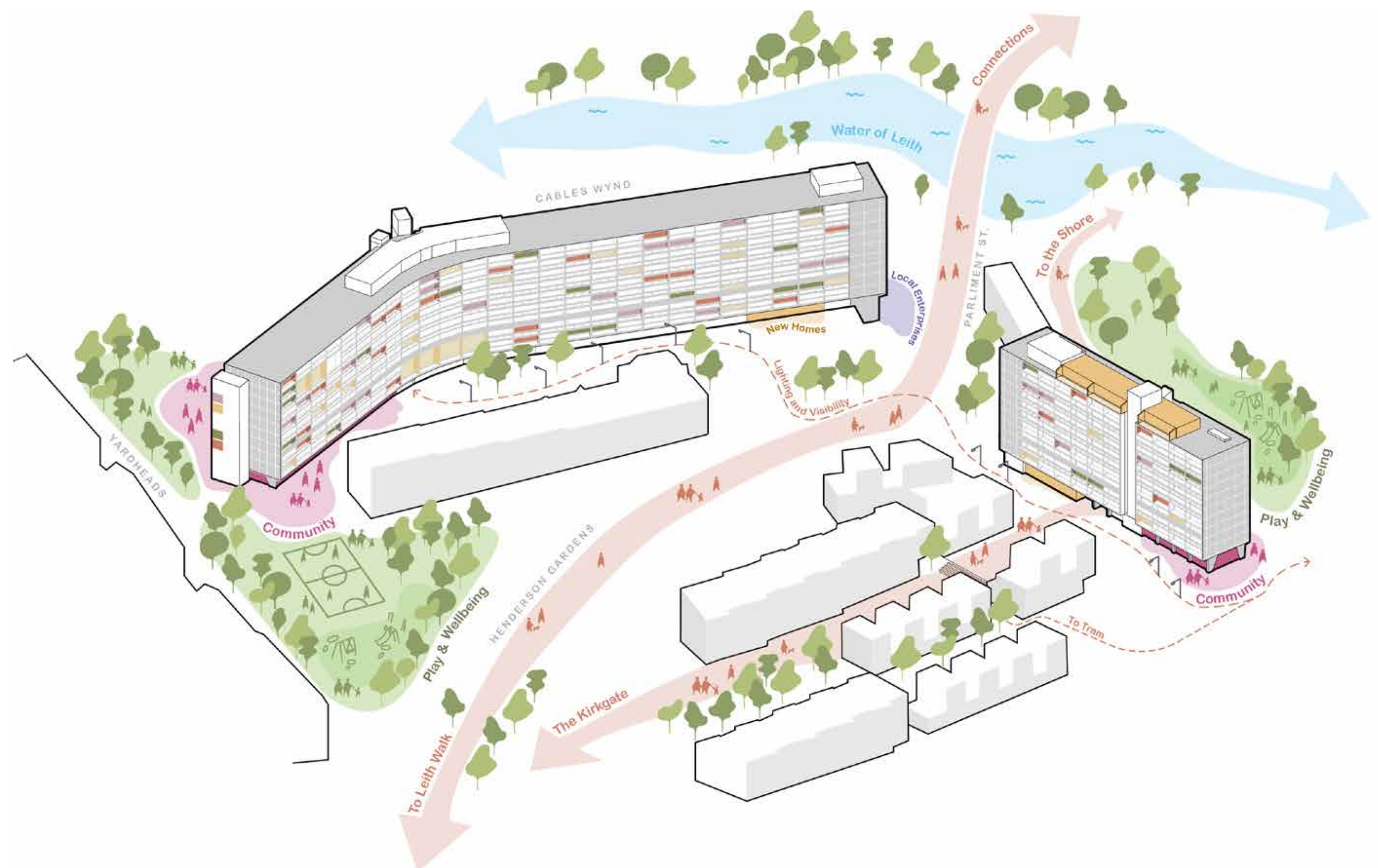
- **significantly reducing energy usage**
- **improving ventilation to reduce the build-up of moisture, damp and mould**
- **improving fire safety**
- **making your homes easier to heat**
- **reducing carbon emissions**
- **upgrading all mechanical and electrical infrastructure such as lifts**
- **looking at opportunities for improving local neighbourhoods.**

### What we've done so far

Over the last two years, we've done surveys and our contractor, Collective Architecture, has spoken to residents and held information sessions and events which have helped shape the designs and future of the buildings.

Hearing about residents' experience living in the buildings and their feedback and ideas for improvements has been helpful. Thank you to everyone who took part and commented on the proposals.

We're currently working on more detailed technical designs and plans with our contractors, Collective Architecture and Atkins Realis. Once these are finalised, we can apply for planning consent, listed building consent and a building warrant.



*Cables Wynd and Linksview House - Site Diagram*

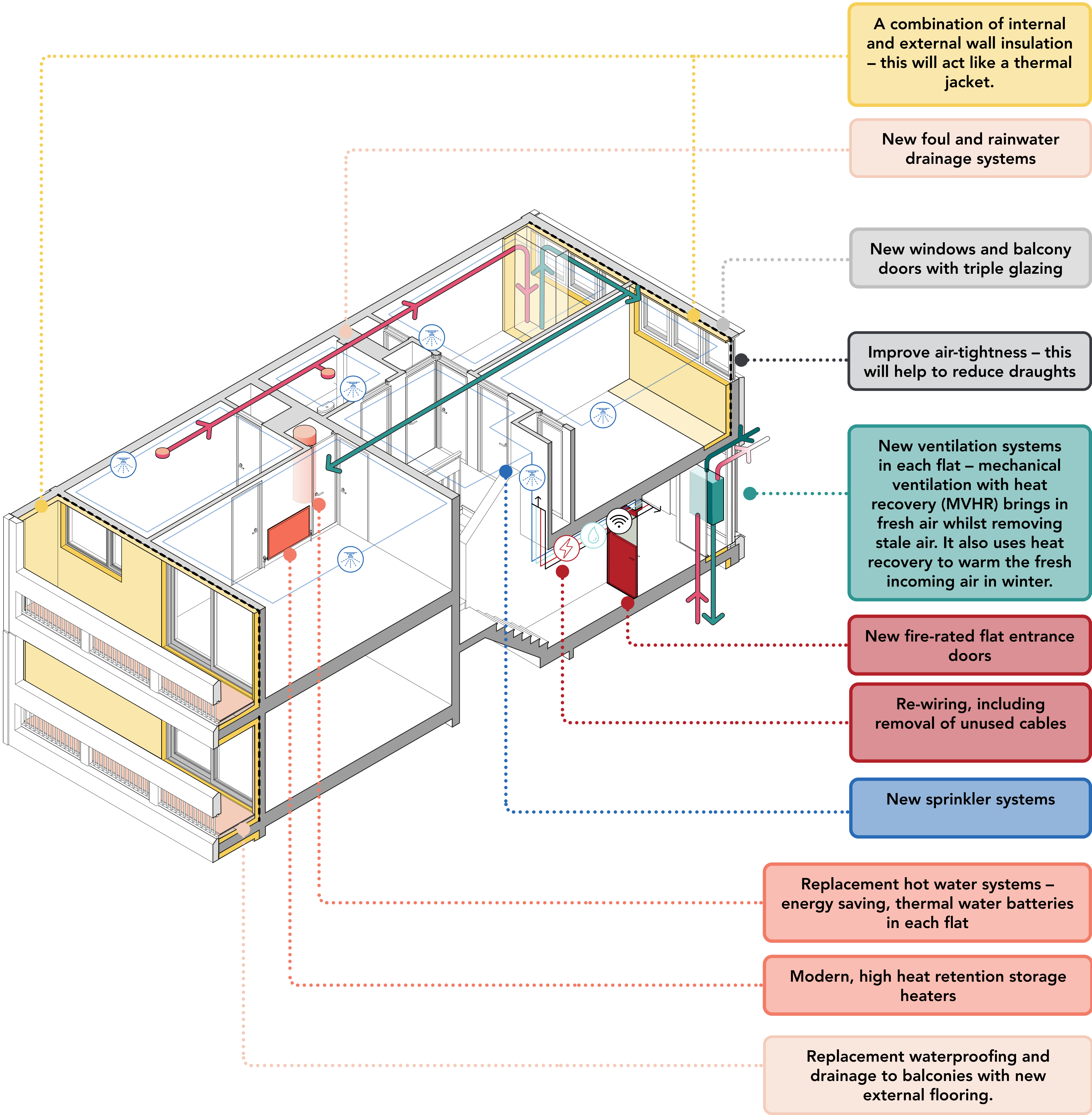


# Proposed Improvements

## Work Inside Your Home

The below diagram illustrates some of the proposed improvements inside your home.

A typical 'up' flat has been used for this diagram, but the proposals apply to all flat types.



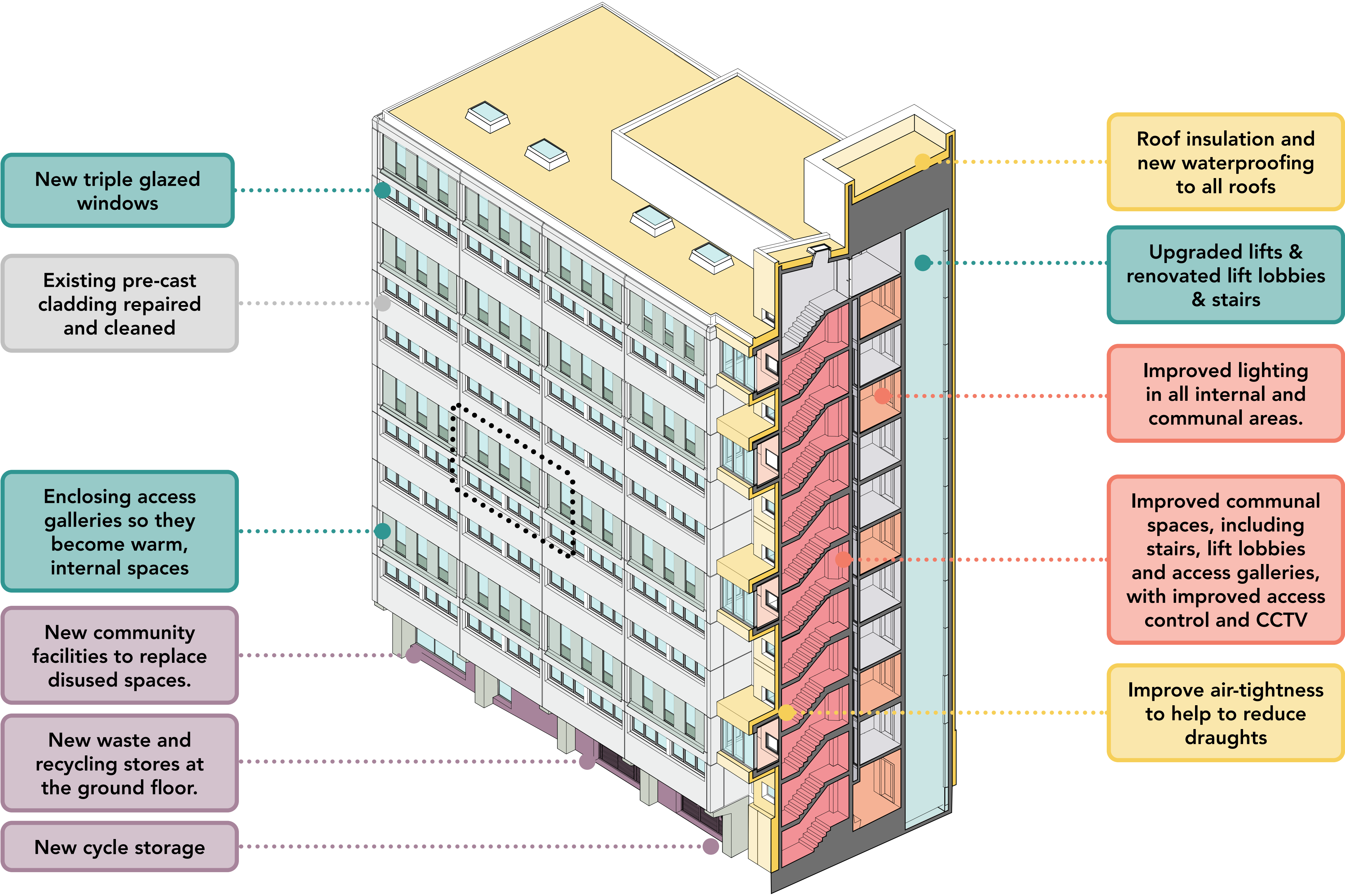
Typical Flat - Improvements Diagram



# Proposed Improvements

## Communal Spaces

The below diagram illustrates some of the proposed improvements to communal spaces in both buildings.



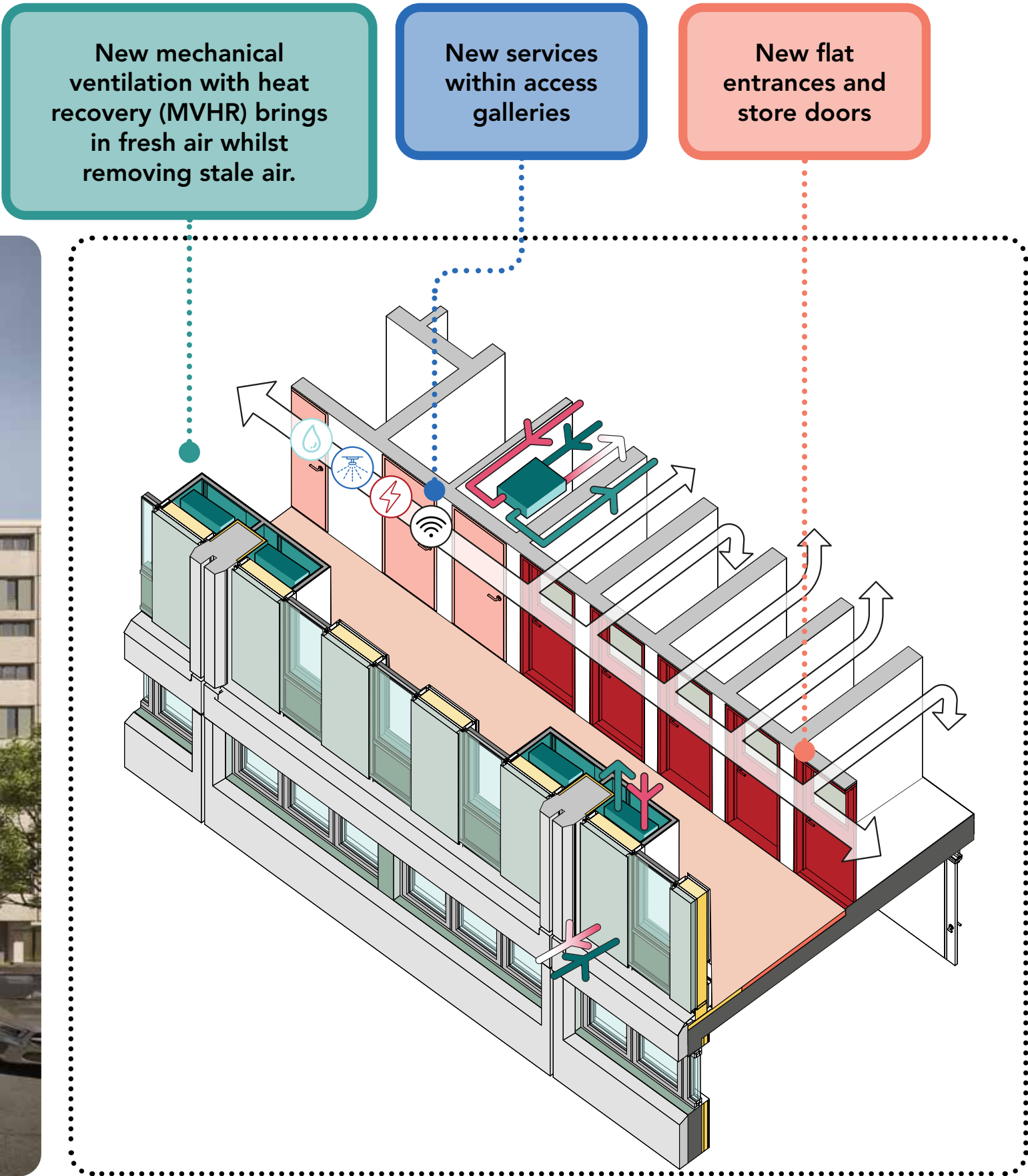
Typical Building - Improvements Diagram



Linksview - Tolbooth Wynd - Artists Impression



Cables Wynd - Artists Impression



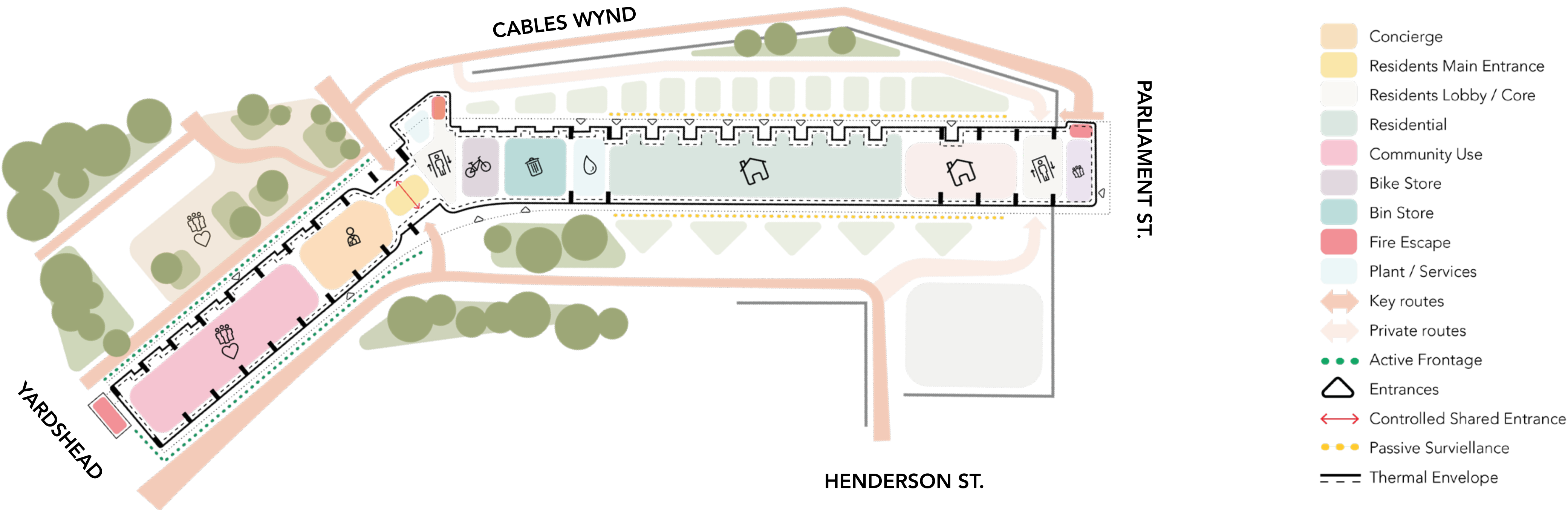
Typical Access Gallery - Improvements Diagram



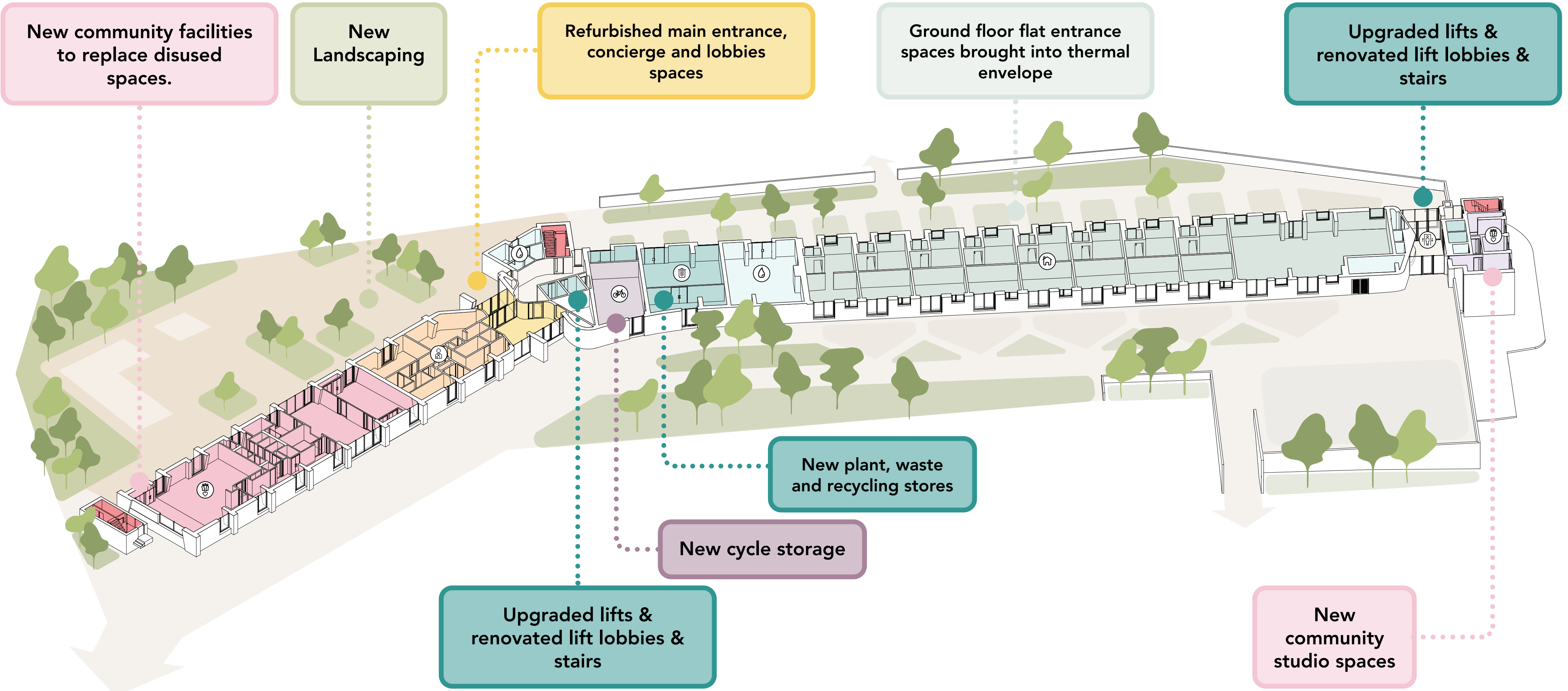
# Cables Wynd House

## Ground Floor Improvements

The below diagrams illustrate the proposed improvements to the ground floor of Cables Wynd House.



Cables Wynd House - Ground Floor Plan Layout



Cables Wynd House - Ground Floor Improvements 3D Diagram



Cables Wynd House - Parliament Street Studios



Cables Wynd House - Community Hub Entrance



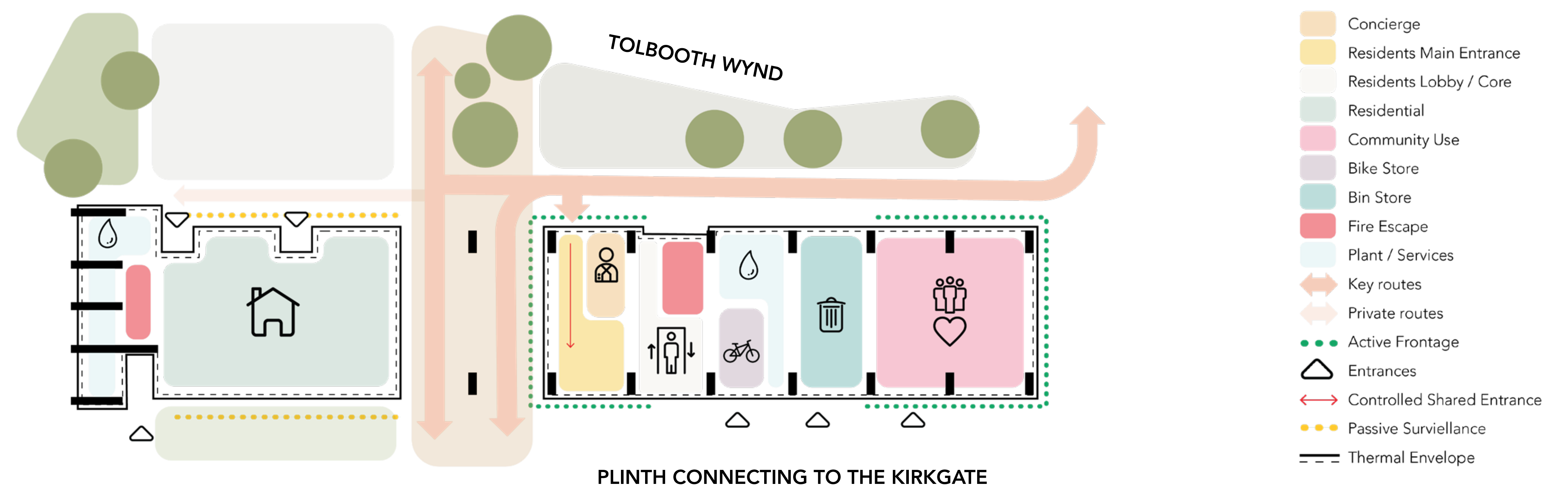
Cables Wynd House - MUGA Area



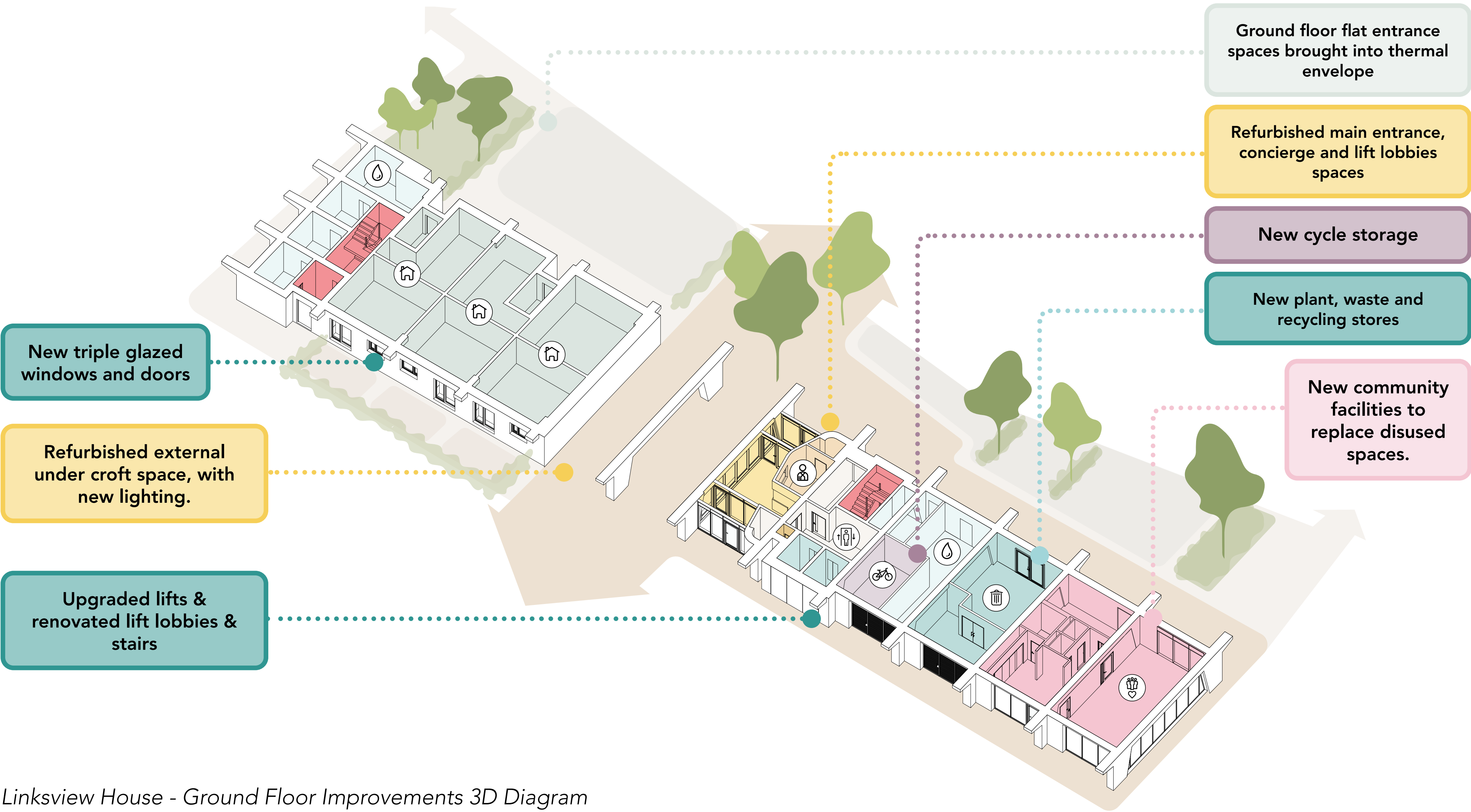
# Linksview House

## Ground Floor Improvements

The below diagrams illustrate the proposed improvements to the ground floor of Linksview House.



Linksview House - Ground Floor Plan Layout



Linksview House - Ground Floor Improvements 3D Diagram



Linksview House - Artists Impression



Linksview House - Artists Impression



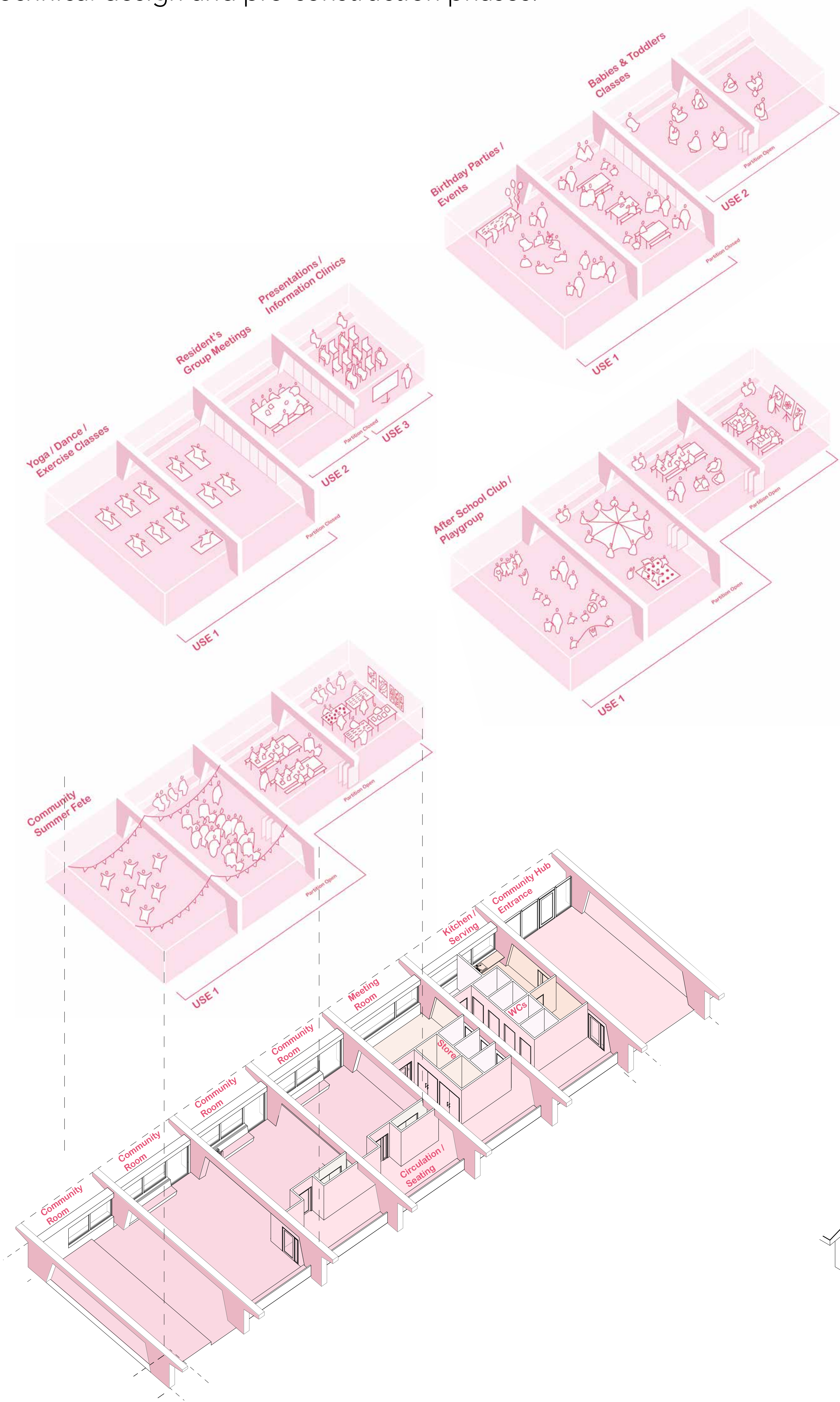
Community Hub - Artists Impression



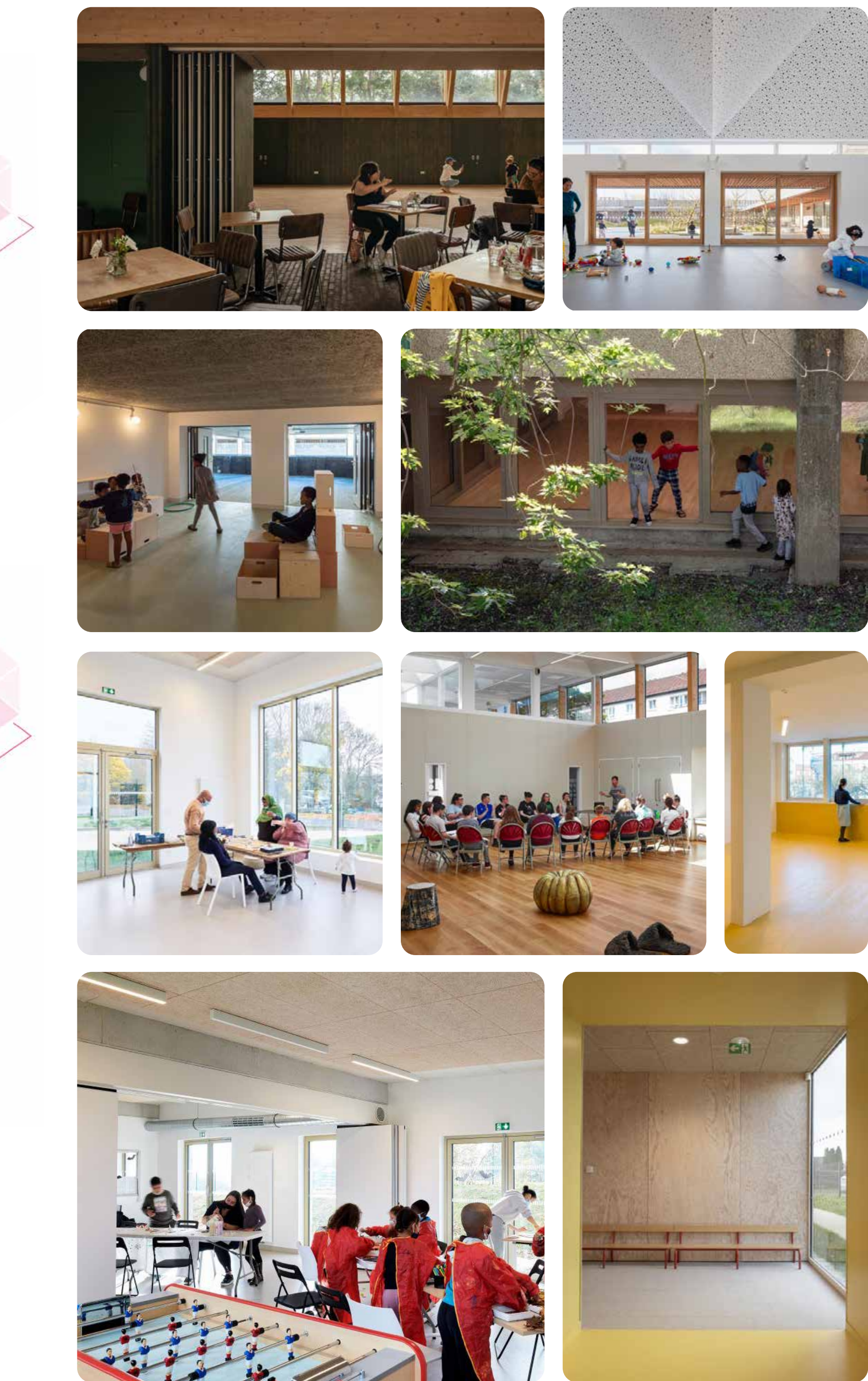
# New Facilities & Community Hub

The below diagrams illustrate the initial proposals for the community hubs at the ground floor infill of both Cables Wynd House and Linksvie House.

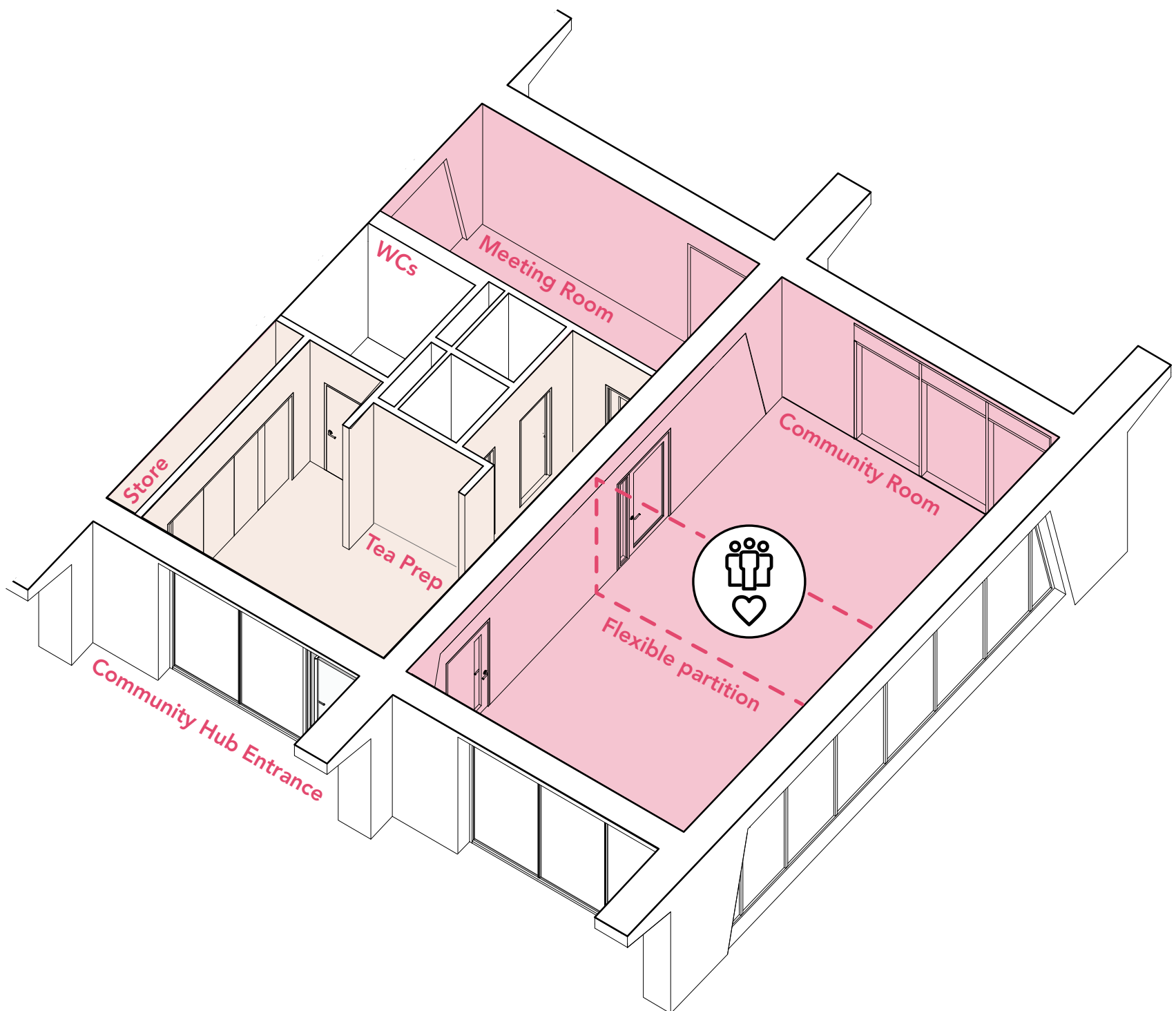
These layouts are indicative and will be developed throughout the technical design and pre-construction phases.



Cables Wynd Community Hub - 3D Diagram



Community Hub Inspiration Images



Linksvie Community Hub - 3D Diagram



# The Benefits

These improvements will make a significant difference for all residents.

## More efficient and comfortable homes

Many of the proposed improvements (insulation, new triple glazing, draught-proofing and better ventilation) will work together to make your homes more comfortable. They'll be warmer in the winter and cooler in the summer, and you'll use less energy.

## Reduced risk of damp and mould

We know that many of the issues with damp and mould in the buildings are due to their age and condition so we're planning to improve ventilation and insulation, which will significantly reduce the risk of these issues happening in your home.

In the meantime, you can find information and advice on our website about small things you can do to help reduce damp and mould at [www.edinburgh.gov.uk/damp](http://www.edinburgh.gov.uk/damp)

## Safety and antisocial behaviour

Making sure your home is safe is one of our priorities. We want to improve entrances to the buildings so they're directly connected to the concierge offices and there's better visibility for people entering and leaving the building.

We'll create a separate main entrance lobby to the lift lobby. This will help reduce the pressure residents sometimes feel to let unwanted people into the building. We'll also review the CCTV in communal areas to see if it can be improved and investigate other ways to control how visitors move around the building.

We want to upgrade the area around the building, including putting in new lighting and CCTV to improve safety.

## Pest control

Pests, such as mice can be a problem in any building and they often move through gaps in the structure. The proposals include improving airtightness to reduce draughts which will allow us to close small gaps in the external building walls, floors and pipe work. This will help make it harder for pests to get inside the building and move between properties.



THERMAL COMFORT



HEALTHIER SPACES



QUIETER SPACES



MOISTURE + ODOUR CONTROL



FILTERED FRESH AIR



AFFORDABLE



PREDICTABLE



EFFICIENT



# How the improvement work will affect you

**The improvements we're making to the buildings will be significant and we're expecting there to be some disruption. We'll work with the main contractor to keep this to a minimum.**

## Short term accommodation

During the work you may need to leave your property for a short period of time and move to nearby accommodation. This is known as decanting, and it will allow our contractor full access to your home during construction work. You and anyone living in your home will temporarily move into another flat within either Cables Wynd House or Linksview House.

There are several reasons why you'll need to leave your home for a short time during construction work:

- Safety – construction sites are hazardous places and only suitable for trained workers. We want to keep you and our workers safe when construction work is happening to your flat.
- Security – this will allow our contractors to make sure every flat they're working on is secured at the end of each working day and there is no unauthorised access to any flats, as well as keeping your flat and any personal belongings left behind safe.
- Speed – the construction process is often complicated, and our contractors will need to be sure they can access flats at the times they need to do their work.
- Noise and dust – construction sites can be noisy and dusty. Moving into nearby short-term accommodation will give you respite from the noise and dust.

We expect your furniture and other large possessions to remain and be secure in your home. We'll survey your home before work starts to record the condition of the property and your possessions so there's a record in the unlikely event of any damage happening during the work.

We're working on the plans for short term accommodation. We'll be in touch with you once we have more information, including details on storing smaller belongings and for how long you'll need to move out—which we'll keep to as short a time as possible.

## Daytime facilities

There will be on-site facilities you can use during the day if you feel you are being disrupted by work in the building. We understand some people work shift patterns, work from home, or may have difficulty leaving their homes. Before work starts a Tenant Liaison Officer will gather information from every household to build a picture of who may be affected and what facilities and assistance are needed.

## Tenant liaison officer (TLO)

The main contractor will employ a tenant liaison officer who will be your main point of contact. They'll get to know residents, understand everyone's needs and make sure these are considered during the construction phase. They'll also provide support and help with any queries or concerns you have.

## Moving away from Heat with Rent

We also plan to replace the communal gas-powered heating and hot water system with individual electrical systems in each home. This means the Council will no longer be offering heat with rent arrangements once the new systems are installed in your home. We'll initially set everyone in the building up with the same energy provider, but you'll be able to switch providers and you will pay your new provider for your energy.

We'll support you through this and the Tenant Liaison Officer will explain how the new systems work and make sure you're on the best tariff for your needs.

## Car parking

We'll move the car park at Cables Wynd House to an unused underground car park and remove the adjacent garages to create a landscaped area in front of new community facilities.

At Linksview House the parking will be rearranged to create a landscaped area in front of the building.

## What you need to do

If you're planning on upgrading any parts of your home, such as new floor finishes or decoration, we recommend you hold off doing these in case they're affected by the construction work.



# How the improvement work will affect you

## Energy - Cables Wynd House

### Moving away from Heat with Rent

We plan to replace the communal gas-powered heating and hot water system with individual electrical systems in each home. This means the Council will no longer be offering heat with rent arrangements once the new systems are installed in your home. We'll initially set everyone in the building up with the same energy provider, but you'll be able to switch providers and you will pay your new provider for your energy.

### Where to get advice

We know that lots of tenants have heated their homes through HWR for many years, so this will be a big change. Find out about free services where you can get advice and support to help you with the change on our website: [www.edinburgh.gov.uk/energyadvice](http://www.edinburgh.gov.uk/energyadvice)



### Moving to all-electric heating

The retrofit works have been designed to improve the energy efficiency of each home to make them comfortable and affordable to heat. We recognise that the energy costs will likely rise for the typical home in Cables Wynd House due to the low heat with rent charge that has been in place for many years, however these costs are much lower than heating an existing home to a comfortable level with a gas central heating system.

The planned improvements and energy efficiency work will allow homes to be heated quickly and stay warm for longer.

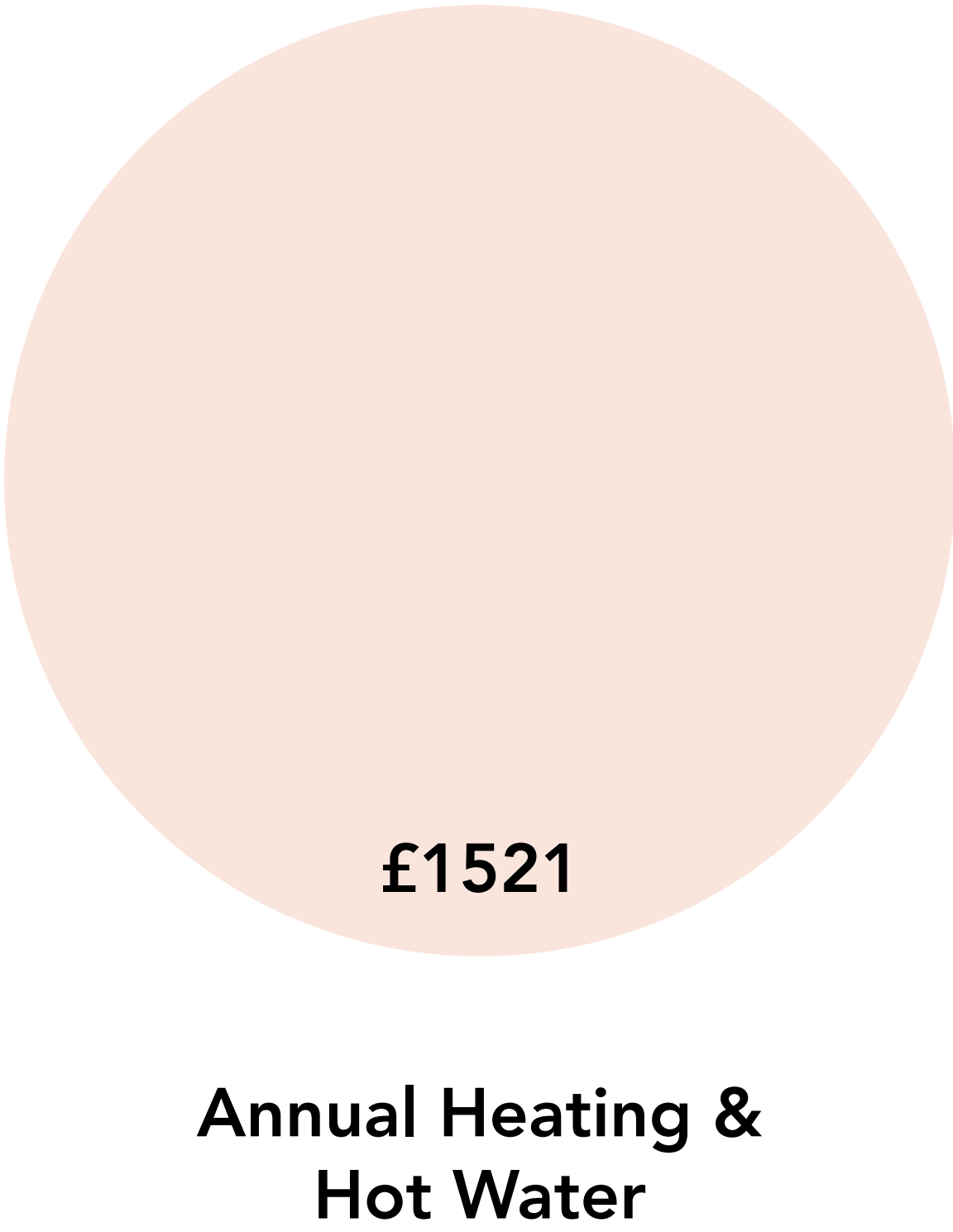
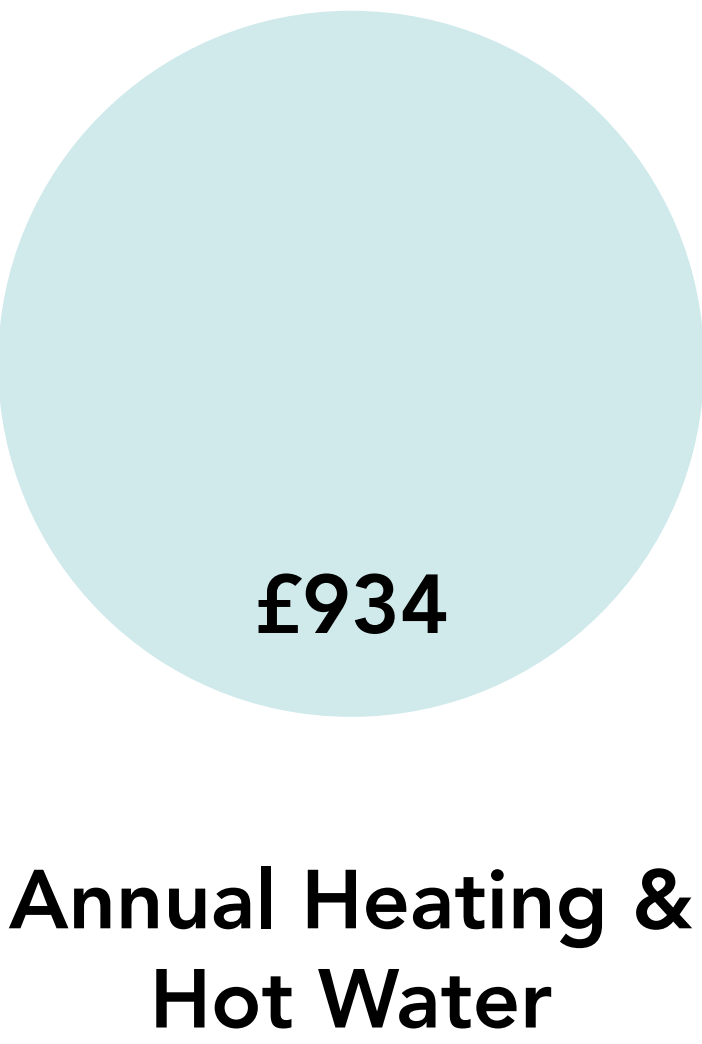
Electric storage radiators and electric hot water heat batteries can be connected to economy 7 or economy 10 energy supplies to provide heat at affordable prices.

What you may be paying, currently

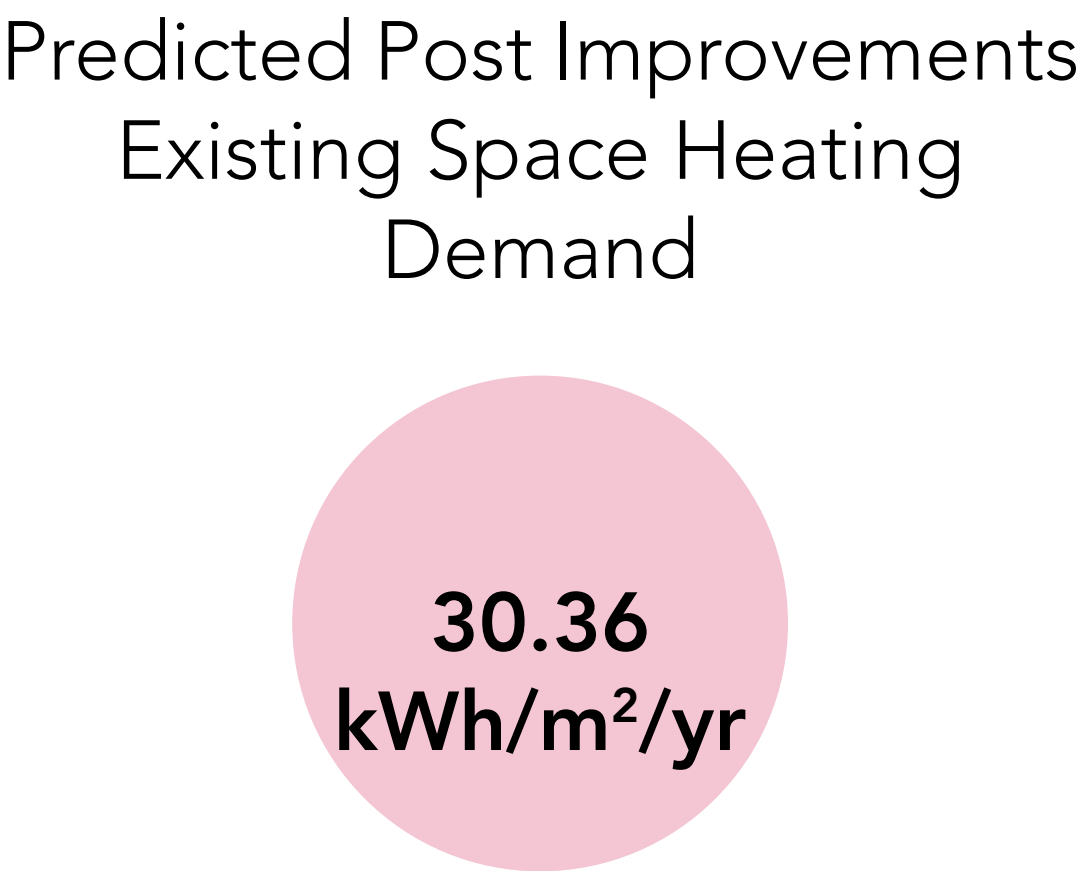
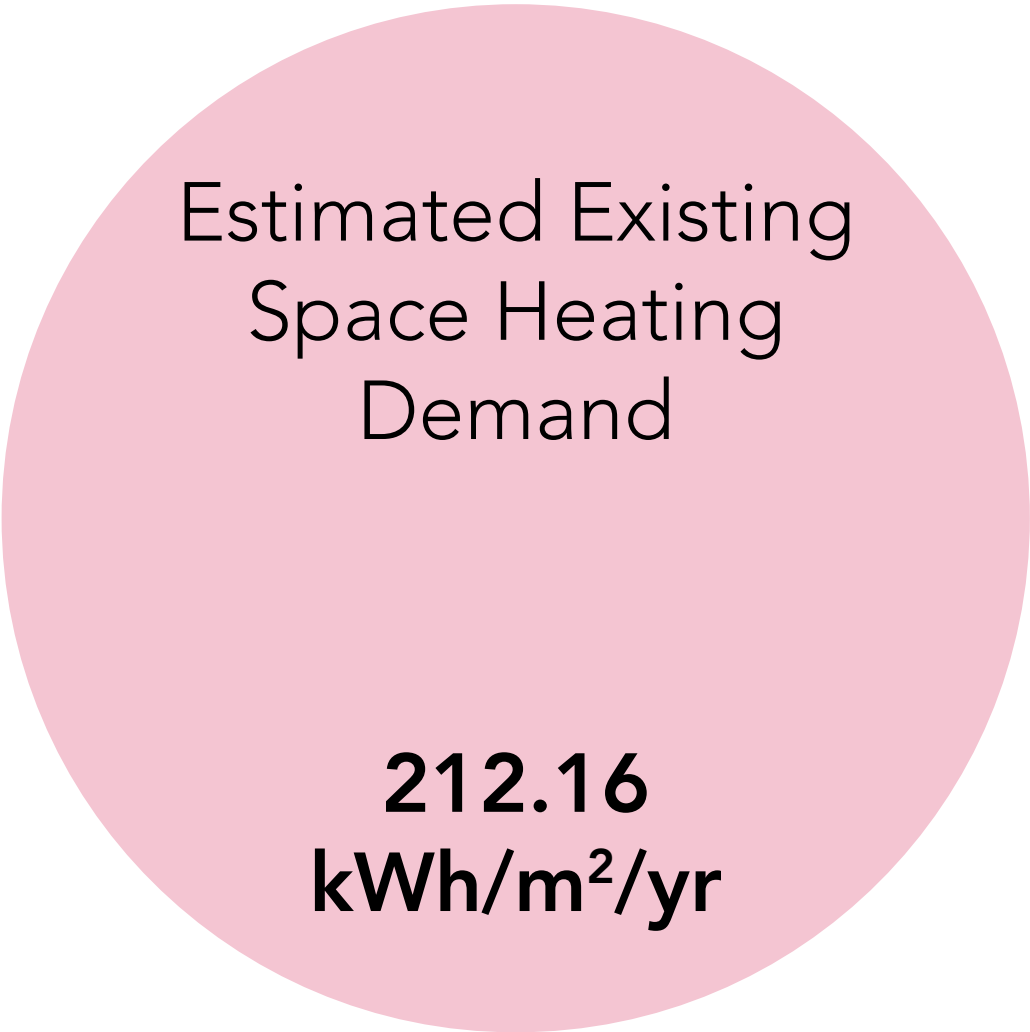
What you could be paying if you were on a Dual Fuel Tariff with a Gas Boiler and heated your home to an *average of 15°C*

What you could be paying if you were on a Dual Fuel Tariff with a Gas Boiler and heated your home to an *average of 20°C*

What you could be paying post-retrofit if you are on an Economy 7 or Economy 10 tariff and heated your home to an *average of 20°C*



### Space Heating Demand



- Please note:
- The £360 Heat with Rent figure is based on information provided by City of Edinburgh Council. Residents may pay less depending on your energy use.
  - Figures are averaged across the block and will vary depending on location of the dwelling within the block.
  - All Space heating demand figures are estimated based on available metered data and modelled data. Actual energy use subject to variation.
  - All other figures are estimates of heating and hot water costs based on energy modelling of the existing buildings and current design proposals.
  - Figures may change with market changes in energy prices.
  - Figures will vary depending on preferred internal temperature settings and hot water use.
  - Figures may vary depending on energy supplier, VAT and standing charges.



# How the improvement work will affect you

## Energy - Linksview House

### Moving to all-electric heating

Your heating system will be changing from a gas boiler to an all-electric heating system.

This change needs to happen as part of the council's building safety and energy efficiency improvement works programme.

New heating systems will be efficient, safer to operate and easier to maintain.

The improvement works have been designed to improve the energy efficiency of each home to make them comfortable and affordable to heat.

This will allow homes to be heated quickly and to stay warm for longer.

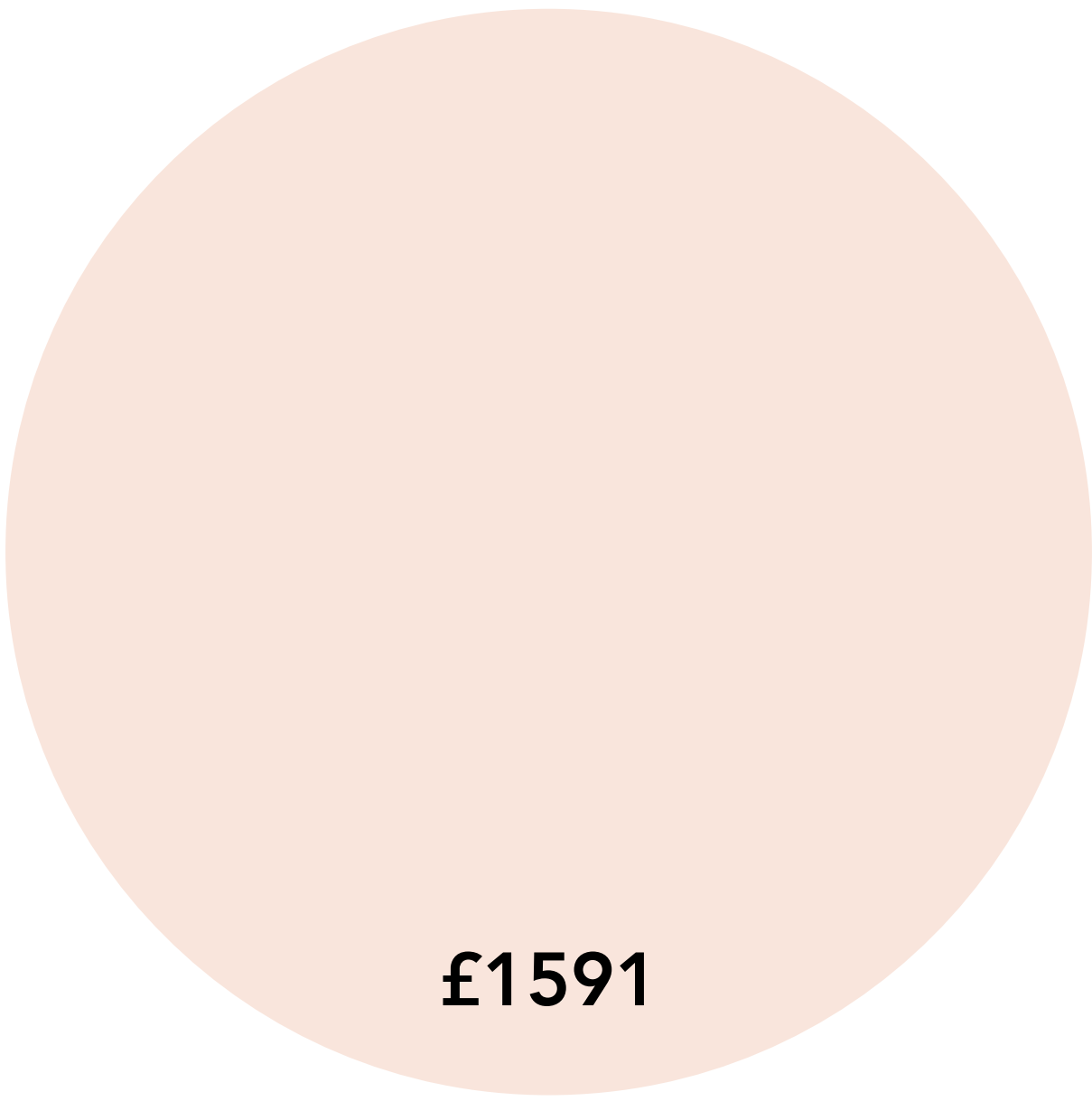
Electric storage radiators and electric hot water heat batteries can be connected to economy 7 or economy 10 energy supplies to provide heat at affordable prices.

What you may be paying if you are on a Dual Fuel Tariff with a Gas Boiler and heat your home to an **average of 15 °C**



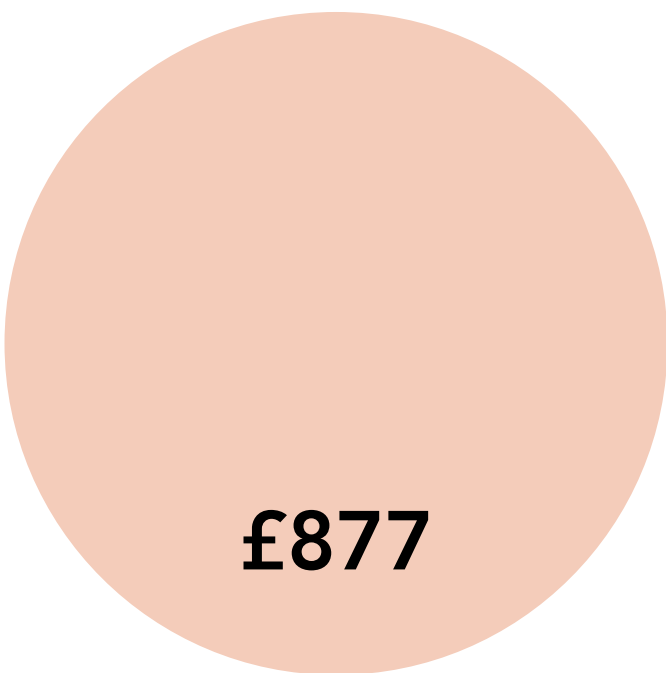
Annual Heating & Hot Water Cost

What you may be paying if you are on a Dual Fuel Tariff with a Gas Boiler and heat your home to an **average of 20 °C**



Annual Heating & Hot Water Cost

What you could be paying post-retrofit if you are on an Economy 7 or Economy 10 tariff and heat your home to an **average of 20 °C**



Annual Heating & Hot Water Cost

### Space Heating Demand

Estimated Existing Space Heating Demand

230.07 kWh/m<sup>2</sup>/yr

Predicted Post Improvements Existing Space Heating Demand

30.36 kWh/m<sup>2</sup>/yr

Please note:

- All figures are estimates of heating and hot water costs based on energy modelling of the existing buildings and current design proposals.
- Figures are averaged across the block and will vary depending on location of the dwelling within the block.
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- Figures may vary depending on energy supplier, VAT and standing charges.
- All Space heating demand figures are estimated based on available metered data and modelled data. Actual energy use subject to variation.



# Colour Strategy - Why Add Colour?

**“To paint something white is a conscious colour decision. To develop a neutral palette is as much a colour strategy as it is to add a palette with saturated hues and is also a constructed narrative. The ‘tectonics’ of the architecture are very significant– rhythms, recesses, shadows, balconies, soffits, columns, flank walls, towers. The tones are likely to be significant – a dark tone in the shadow will increase contrast as will a light tone in sunlit areas.”**

Fiona McLachlan,  
Professor of Architectural Practice at the University of Edinburgh

As part of the renovation, colour decisions will be required for the new external and internal finishes. Colour will therefore be added, the question is what should the colour do for the architecture and the community?

To assist in answering this question, and to develop a colour strategy for both buildings we have collaborated with a colour specialist at the University of Edinburgh, Professor Fiona McLachlan.

The colour strategy unites both Cables Wynd House and Linksvie House, while at the same time celebrates the uniqueness of each building, expresses their evolving civic identity, and acts as a symbol of change and investment.

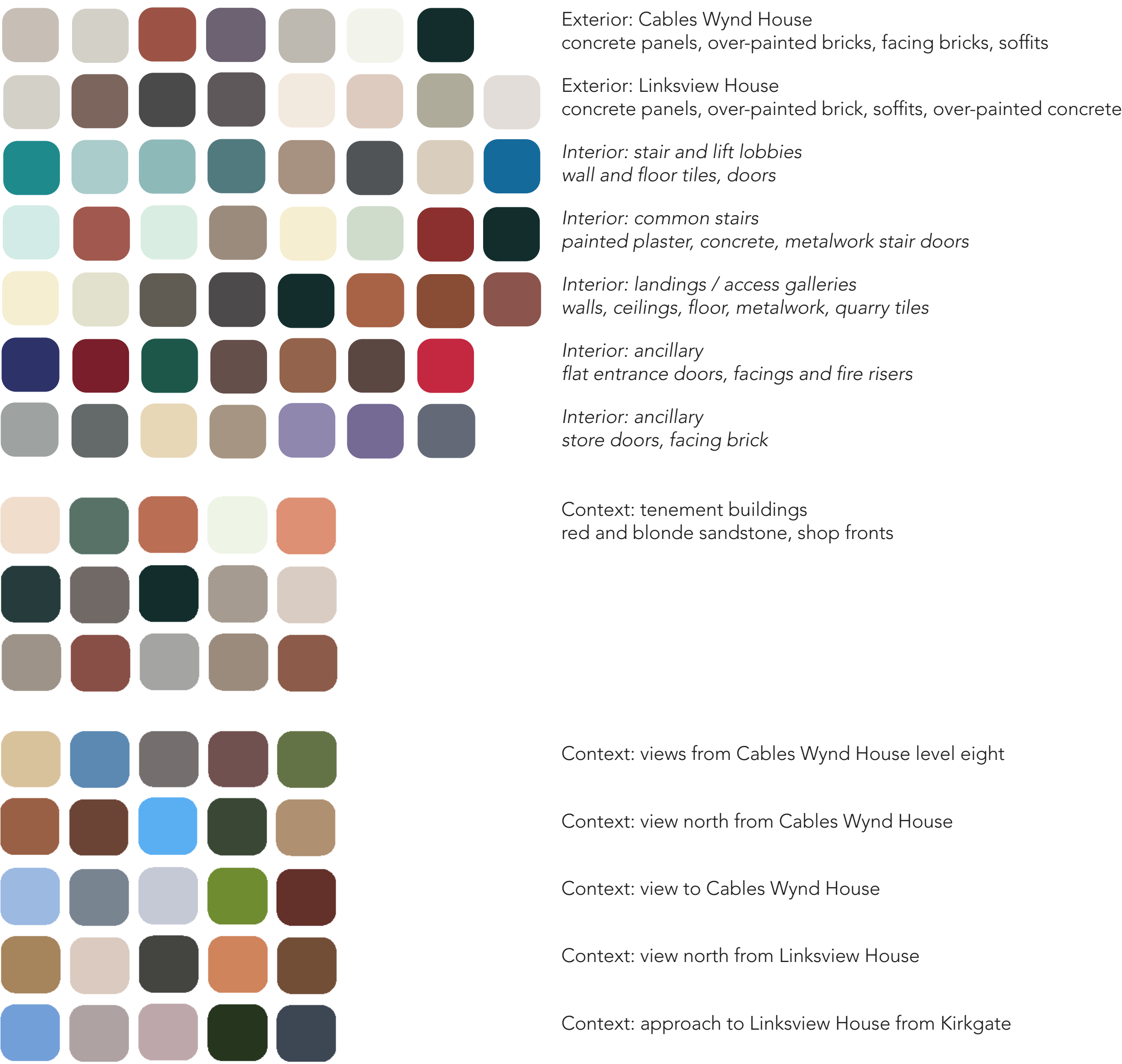
The strategy has developed over the duration of the project, with residents being invited to collaborate at a colour workshop in April 2024. The following information presents the process to date and a summary of the colour strategy proposals.

## Documenting an observed palette

A study looked at the colours used on the two buildings and local area. Even though the buildings face different directions, the ease of maintenance and similar materials likely explain why the applied colours are the same.

The study didn’t show how often each colour was used, or much area the colour covers. For example, the turquoise green was only found in the entrance areas. Colours were spotted either by eye or using a digital tool, then matched to colour samples.

Extending the colour survey to the neighbourhood reveals familiar colours from local materials – red, beige and ochre sandstones, dark green windows and doors, terracotta pantiles, blue-grey slates, and intense gingery-orange hues from ‘Copperas’ render (a lime render tinted with iron sulphate, now reappearing across the city). Leafy greens from riverbanks and parks, deep brown greens in the water, and seasonal hues like the pinky-purple of Rosebay Willowherb also feature.

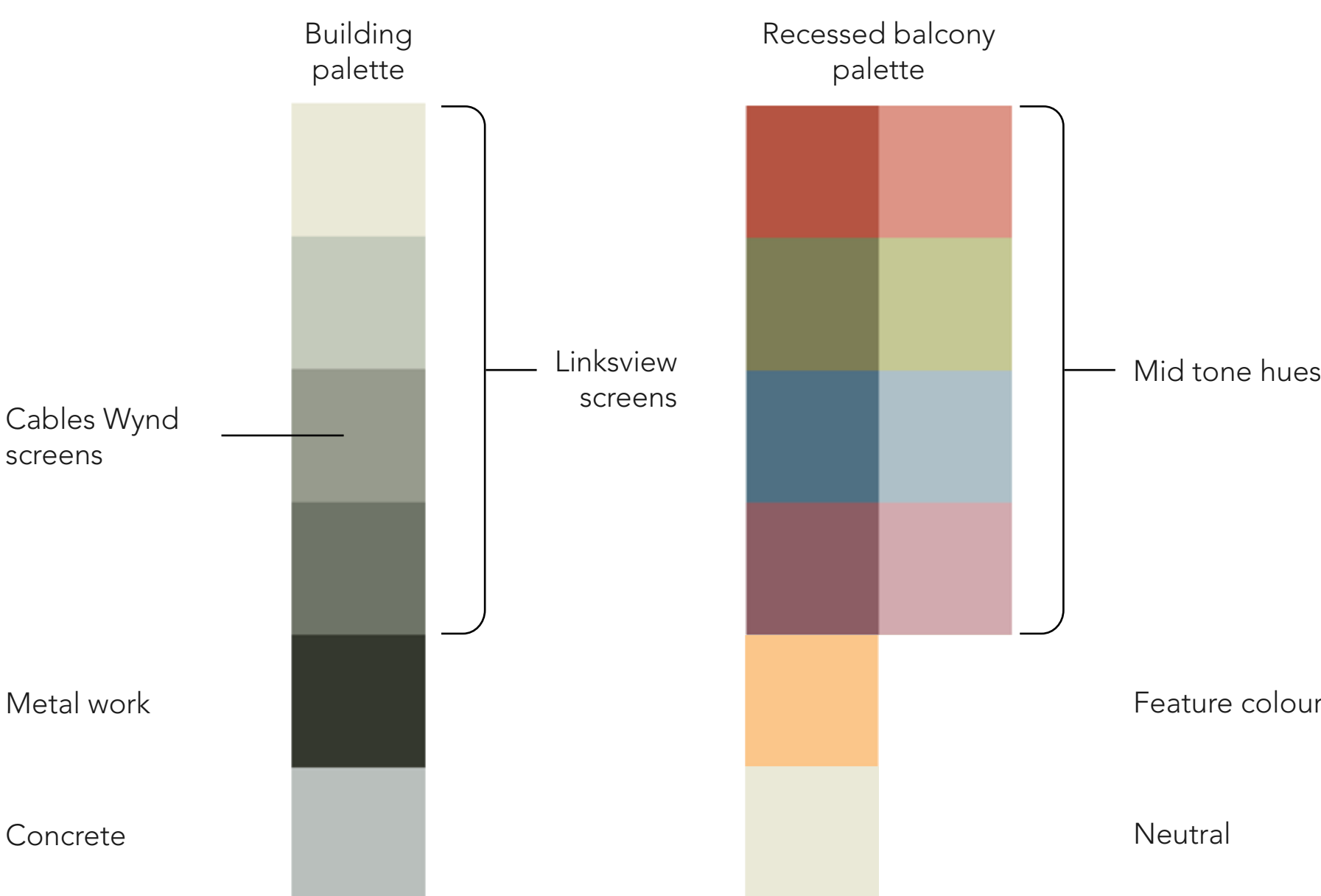




# Colour Strategy - Proposed Concept

## Colour concept

The proposed palette, which is developed from the observed palette, introduces earthy-colours that are commonly found in the built environment around Cables Wynd House and Linksvie House: mid-tones of terracotta, combined with greens, ochre, green-greys and a purply-grey that will complement the slightly yellowish grey of the concrete. Sharper hues would then inflect the range.



Proposed colour palette, Cables Wynd House and Linksvie House



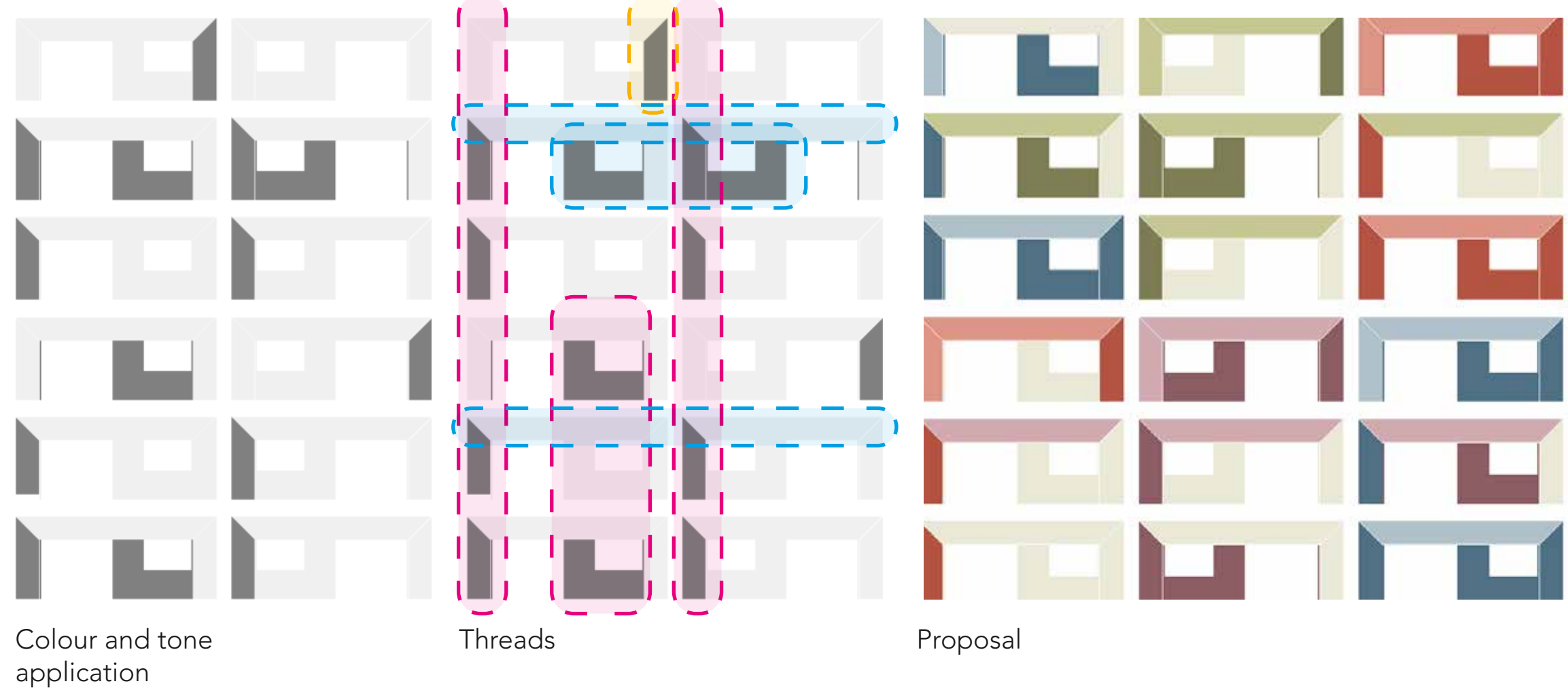
Left, painted swatches from the colour palette

Right, re-coloured Bernat Klein fabric

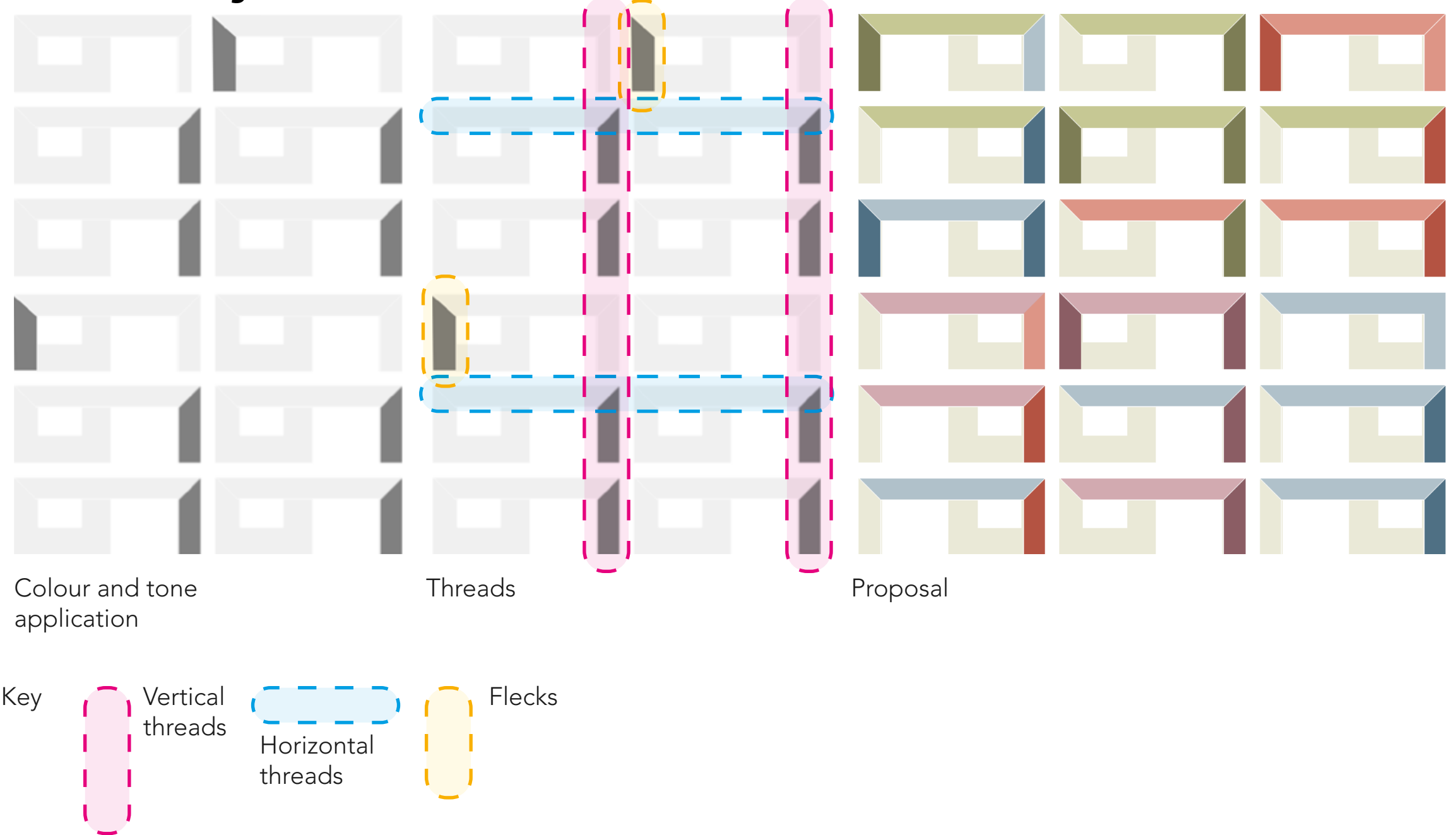
Below, abstract paintings exploring the colour palette combinations



## Linksvie House



## Cables Wynd House



## Recessed balconies - Warp and Weft

The colour strategy reflects the concept of a woven fabric, *Warps and Wefts*, with the pre-cast concrete panels providing the primary 'threads'. The recessed balconies present an opportunity to introduce additional horizontal and vertical threads of colour, with occasional flecks.

Using painting to explore how the colour palette can be combined is similar to the textile designer Bernat Klein's approach. Klein was a famous designer at the same time as the buildings were built, and used abstract painting of the Scottish landscape as part of his process in creating textiles.

Klein also developed unique methods space-dyeing yarns in five or six colours. This involves dipping sections of the yarn in different dyes along the piece and, though appearing to be random, is a tightly controlled process.

The application of colour to the recessed balconies has been treated in a similar way, with an apparent randomisation being controlled by a set of rules. These rules are used to communicate the internal arrangement of 'up', 'down', and 'through flats'.



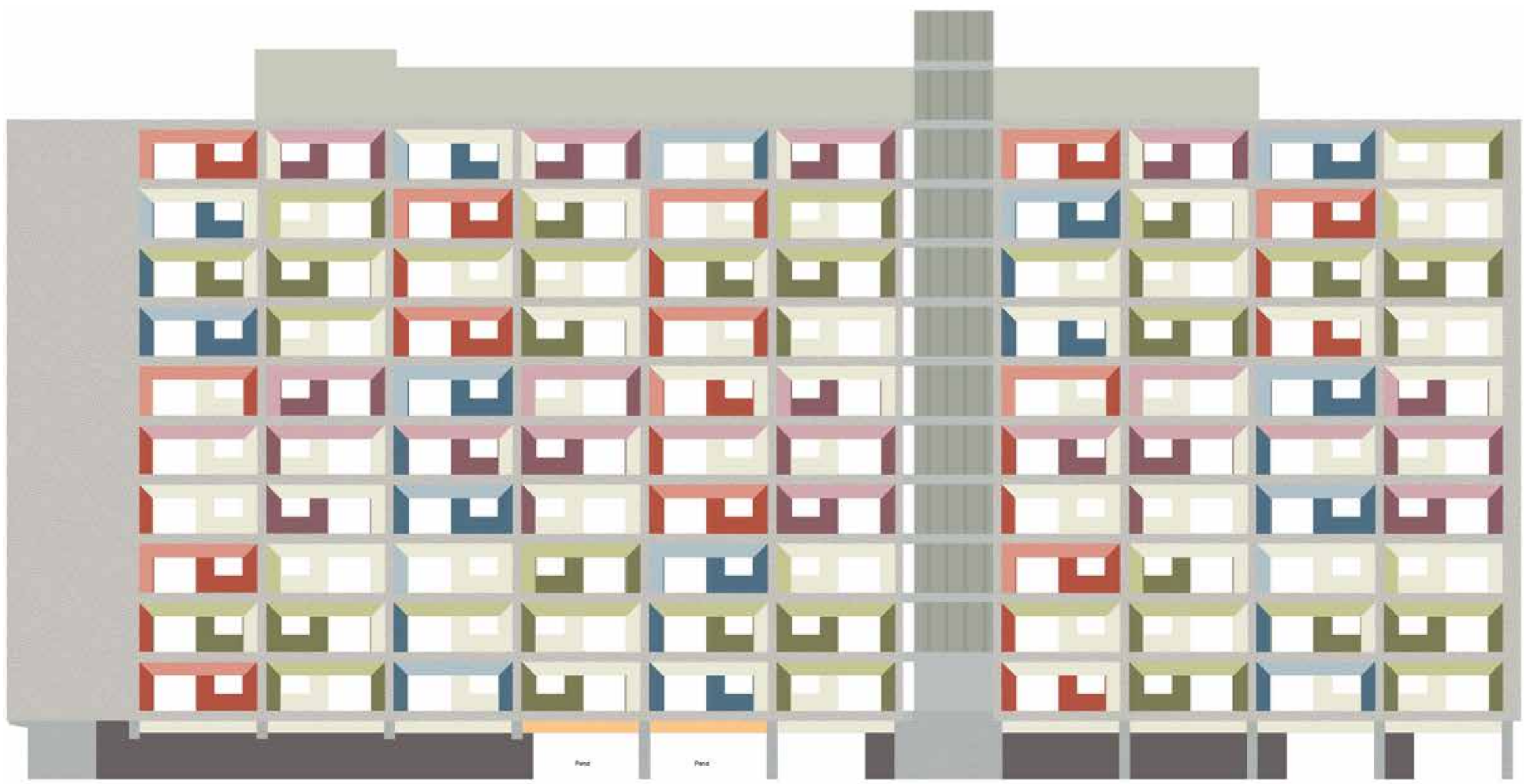
# Colour Strategy - Unique Identity

## A unique identity

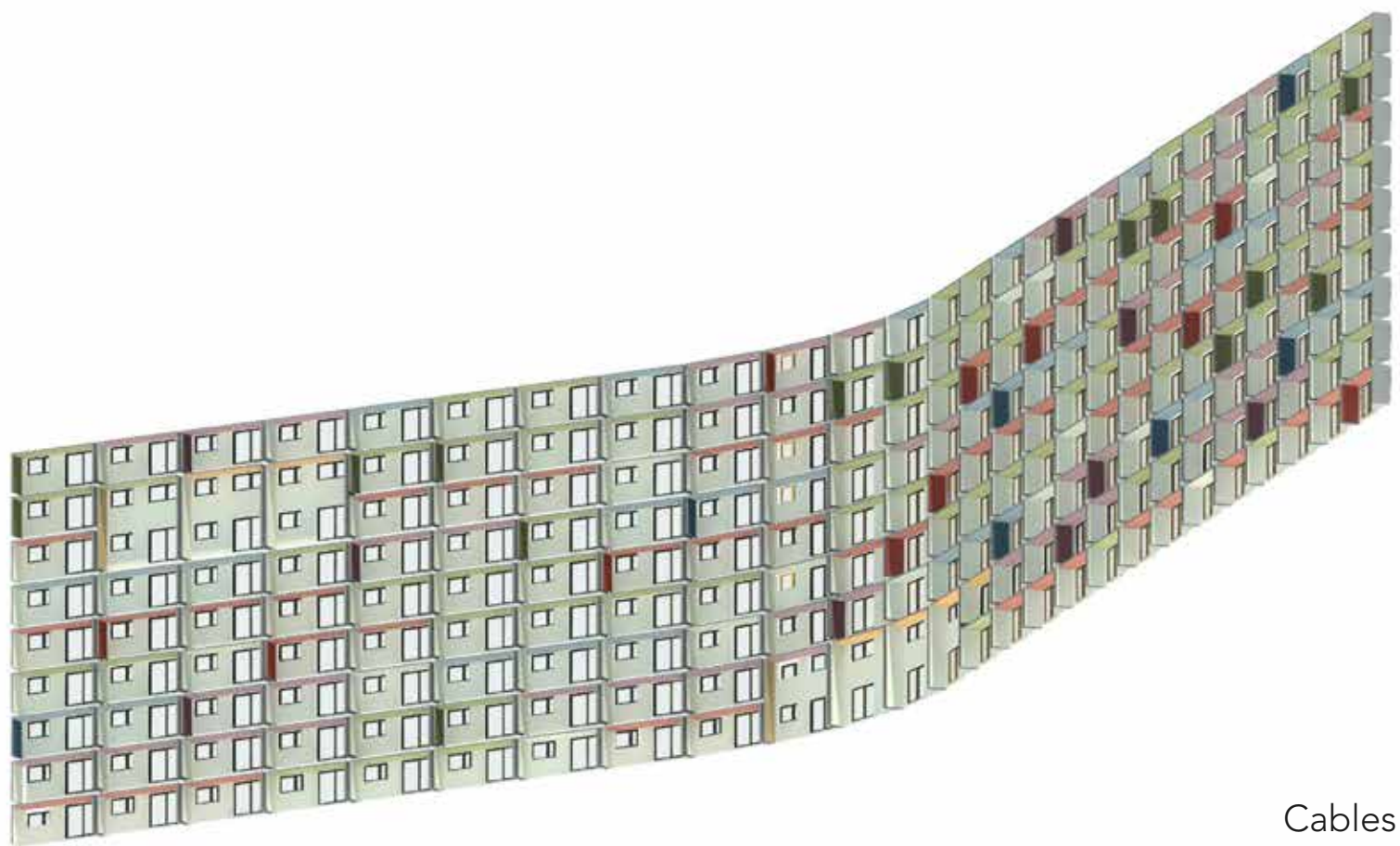
As each building faces a different direction sunlight affects the balconies in distinct ways throughout the day. The buildings are also approached differently, Linksview House is approached head on, whilst Cables Wynd is from either side. The application of colour to the recessed balconies on each building highlights these differences to create a unique identity for each building using the same strategy.

The primary coloured threads to Linksview House are placed on the East (left) wall. These will be visible from the East and as people approach from the Kirkgate. The application of colour to the back wall of the balconies will also be visible on this primary route. As the soffits (horizontal threads) will always be in shadow these are always treated with the lighter tone of each colour.

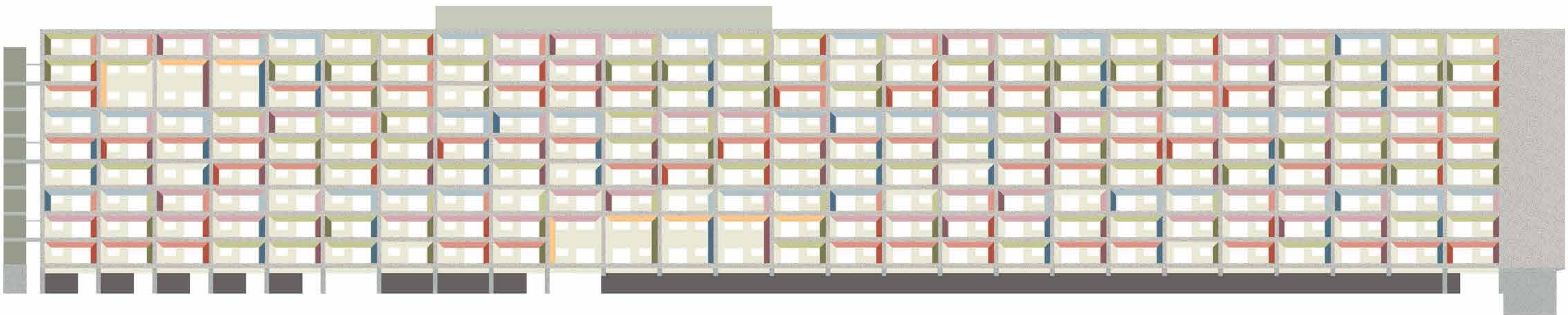
Cables Wynd is rarely viewed straight on, as such the primary vertical threads are on the side which receives most of the sunlight. This will provide further contrast in how the colours are read. The same tones are used to provide flecks to the vertical threads on the opposite side of the balconies. This will create a very different effect when approaching from the North (The Shore) and South (Great Junction Street).



Linksview House  
recessed balcony colours



Cables Wynd House  
worms eye perspectives



Cables Wynd House  
recessed balcony colours



Left, Cables Wynd House  
Right, Linksview House

The colour strategy also considers the street facing elevations where proposals include replacing the screens to the access galleries (landings). Like the recessed balconies, a similar palette is applied slightly differently across the two buildings.

A single green-grey is used on the screens of Cables Wynd House to emphasis the scale and monumentality of the building. Whilst on Linksview House a grading of the same colour is used, with a warmer colour picking out the additional floor level.

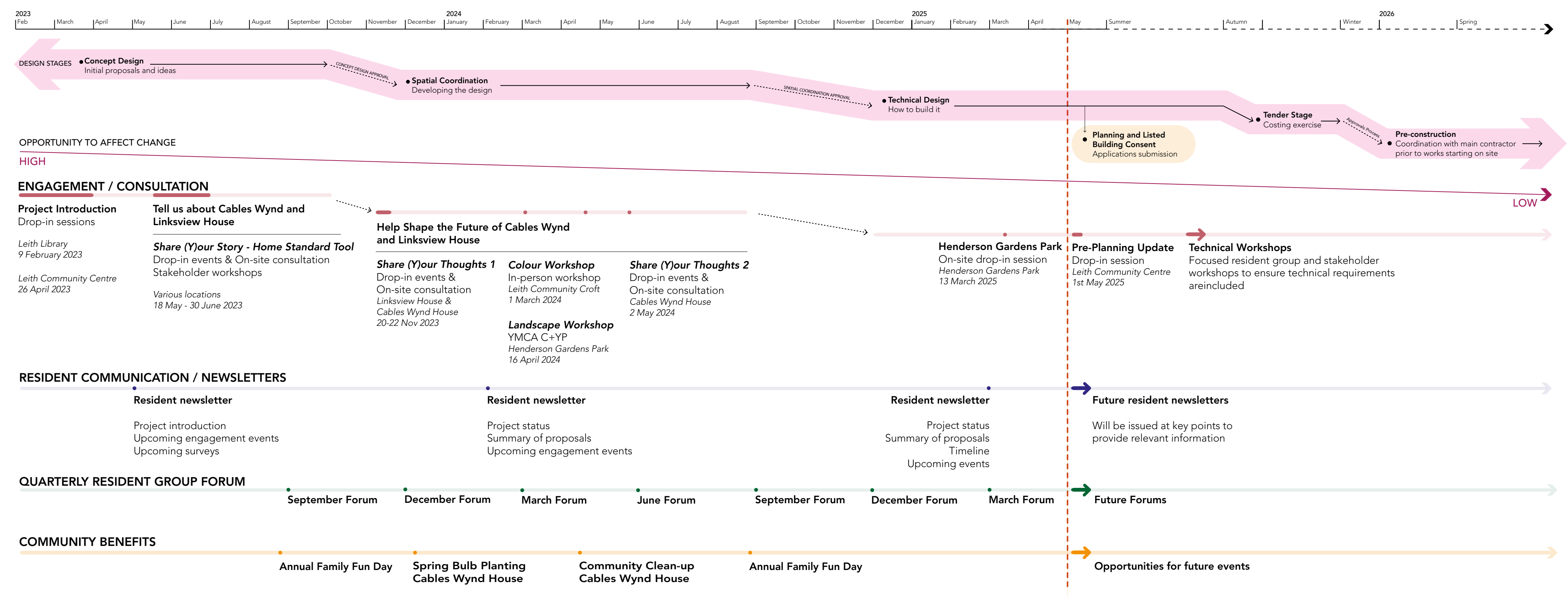


# Next Steps

## Project Timeline

Future key milestones for the project are shown below.

- Spring 2025, Planning and Listed Building Consent submission
- Winter 2025, final stage of design
- Early 2026, complete pre-construction coordination with main contractor



## Keeping you up to date

Look out for posters and updates on our website about future events.

Below is a timeline and list of events that have happened, including the quarterly Resident Group Forums. Look out for posters and updates on our website about future events.

## Past events with our partner Collective Architecture

### Project introduction sessions

- 9 February 2023, Leith Library
- 26 April 2023, Leith Community Centre

### Tell us about Cables Wynd House and Linksview House sessions

- 18 May 2023, St Mary's Star of the Sea Church Hall
- 18 May - 30 June 2023, online feedback and submissions
- 24 May 2023, Cables Wynd House
- 25 May 2023, Leith Community Centre
- 26 May 2023, Linksview House

### Help shape the future of Cables Wynd House and Linksview House sessions

- 20 Nov 2023, Linksview House
- 22 Nov 2023, Cables Wynd House
- 1 March 2024, Colour workshop, Leith Community Croft
- 2 May 2024, Cables Wynd House

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