

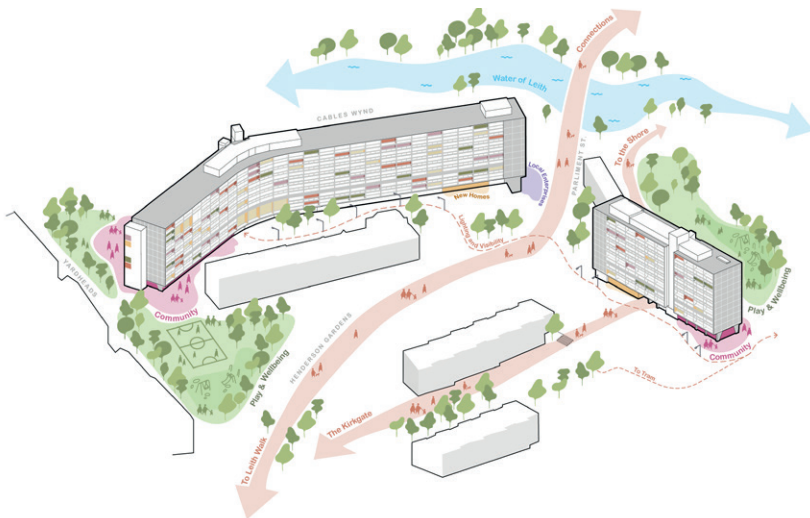
PROJECT UPDATE

Cables Wynd House and Linksvie House Block Improvement

www.edinburgh.gov.uk/cableswynd-linksview

In this newsletter, you'll find a project update for both buildings, including

- the project status
- a summary of the proposals submitted for Planning and Listed Building Consent
- a project time line
- previous and upcoming information sessions for residents.



Dear resident

We're planning to significantly invest in Cables Wynd House and Linksview House. We have recently submitted proposals for Planning approval and Listed Building Consent to upgrade both buildings to make them safer, warmer and more comfortable places to live.

We want to improve your homes and plan for both buildings to meet a standard known as Energy Efficiency Standard for Social Housing (EESSH2).

This is the modern standard for all social housing in Scotland and will make your home more energy efficient and sustainable.

We're also investing in other ways to improve safety and comfort, and provide opportunities for social interaction, such as:

- upgrading all mechanical and electrical infrastructure
- improving ventilation to reduce the build-up of moisture, damp and mould
- upgrading the area around the buildings, including new lighting, planting and seating
- new community hubs at the base of each building to provide flexible spaces for classes and activities

What we've done so far

Over the last two years, we've completed surveys and our contractor, Collective Architecture, has spoken with residents and held engagement sessions and events to help shape the designs and future of the buildings.

Listening to your experiences living in the buildings and feedback and ideas for improvements has shaped the proposals. Thank you to everyone who took part and commented on the proposals.

Now that Planning and Listed Building Consent applications have been submitted, we're working on the technical design (how the proposals are to be built). Once complete, we can apply for a building warrant and progress to the construction stage.

Planning and Listed Building Consent applications

Applications for Planning and Listed Building Consent were submitted in early June for Cables Wynd House and Linksvie House. The applications have been 'validated' and are currently being assessed by the local Planning Authority. As the Council are both the applicant and the assessor, it is likely the applications will be determined by the Development Management sub committee which is made up of elected Councillors.

You can view and comment on the planning applications by entering one of the reference numbers below on the Council's portal at <https://citydev-portal.edinburgh.gov.uk>

The planning application for each building has a unique reference number, these are:

Cables Wynd House	25/02981/FUL
Linksvie House	25/02980/FUL

The Listed Building Consent applications also have their own unique reference numbers, these are:

Cables Wynd House	25/02982/LBC
Linksvie House	25/02979/LBC

As part of the applications, the proposed changes to each building are explained and summarised in the Design and Access Statement (DAS). This is a useful document to refer to when viewing the proposals on the portal.

Visualisation of proposals
to Cables Wynd House



Summary of proposals submitted for Planning and Listed Building Consent

The Design and Access Statement (DAS) includes analysis of the buildings and the local area, and summarises the proposals. The following images and text are extracts from the Design and Access Statement (DAS) for each building.

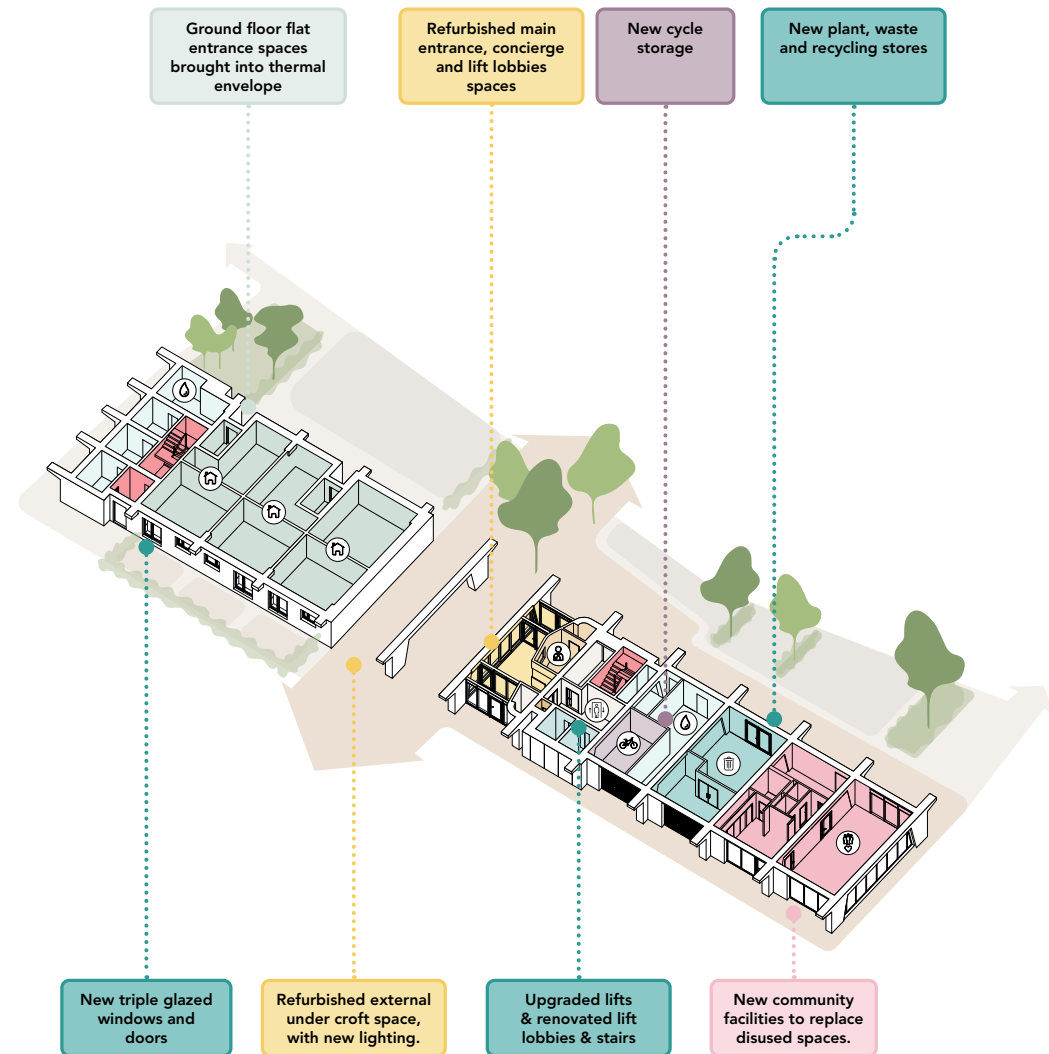
Project summary

The proposals adopt a whole block, complete retrofit approach focused on improving energy efficiency, comfort, health, safety, and place-making, guided by best practice to meet EESSH2 standards. The design optimises building fabric and services to reduce energy use, tackle issues like damp and mould, and future-proof the building.

Ground floors

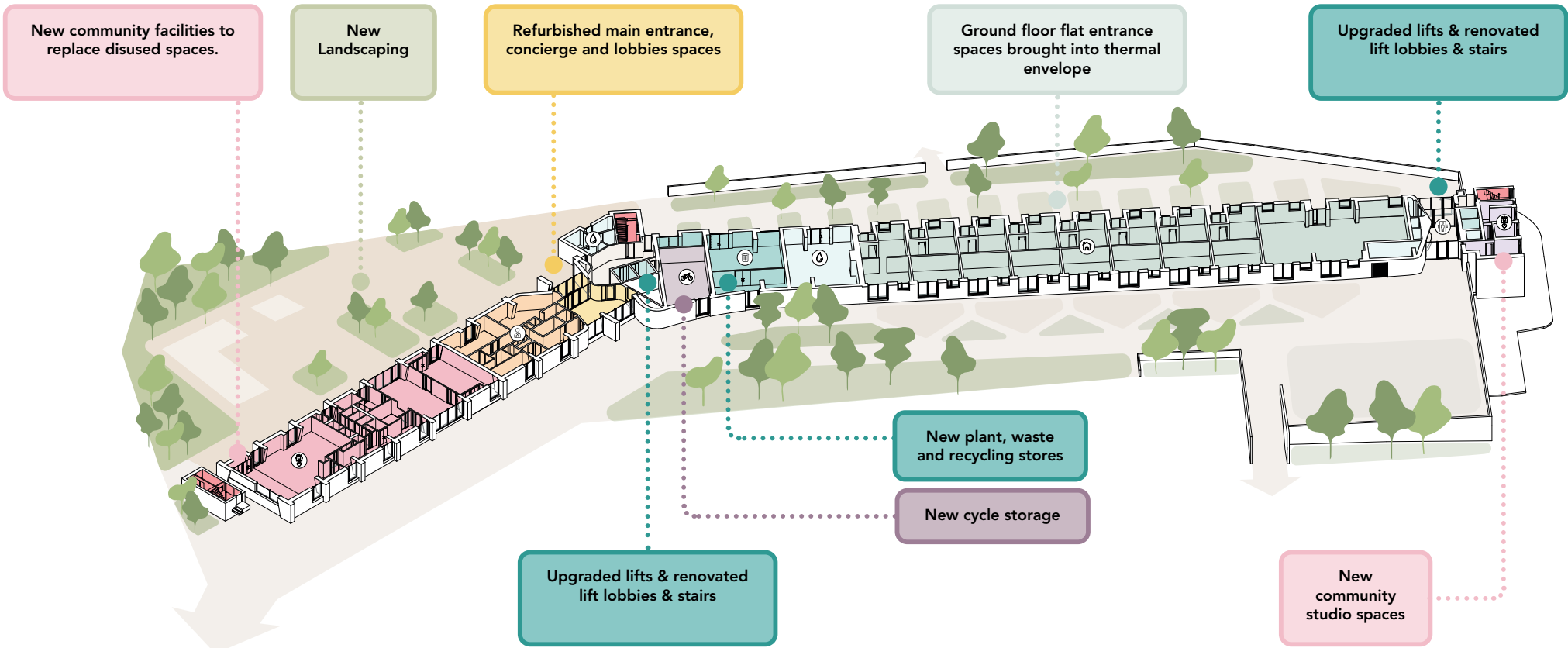
Some of the biggest proposed changes are to the ground floors of each building. The opposite image shows the proposed changes to Linksvie House. Proposals for the ground floor of Cables Wynd House are on the following page.

Proposals include reconfigured entrance lobbies and concierge and facilities, flexible community facilities, integrated waste and recycling facilities, and secure cycle storage.



3D diagram of Linksvie House ground floor

Summary of proposals submitted for Planning and Listed Building Consent



3D diagram of Cables Wynd House ground floor

Summary of proposals submitted for Planning and Listed Building Consent

Within your home

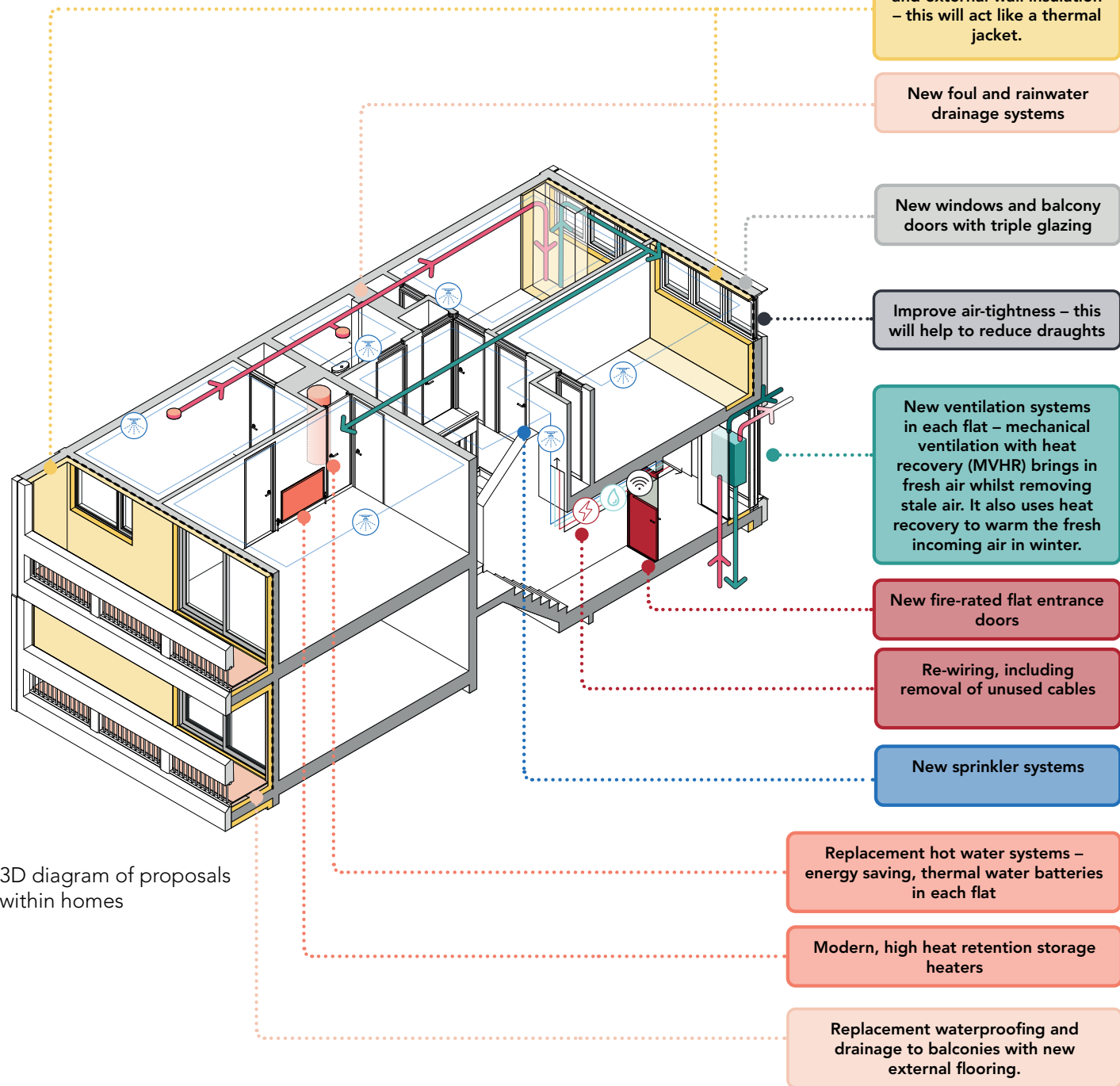
The layouts of your home will remain the same, with the main impact resulting from the building fabric improvements and services to help keep homes warm, comfortable and dry.

New windows and doors will be fitted to the bedrooms, kitchens and living rooms. Bedrooms will be insulated internally, and balconies will be insulated externally. Upgrades will also be made to the balcony floors, walls and ceilings to enhance insulation in these areas and to improve water proofing.

Where internal wall insulation is used, the outer edge of the floor and ceiling finishes are proposed to be taken back to the slab to allow for these surfaces to be insulated too.

There are new services proposed in addition to the fabric upgrades. These include replacement hot water services, new ventilation systems and heating. All of the proposed changes are shown on the diagram opposite.

3D diagram of proposals within homes



Summary of proposals submitted for Planning and Listed Building Consent

Within landings

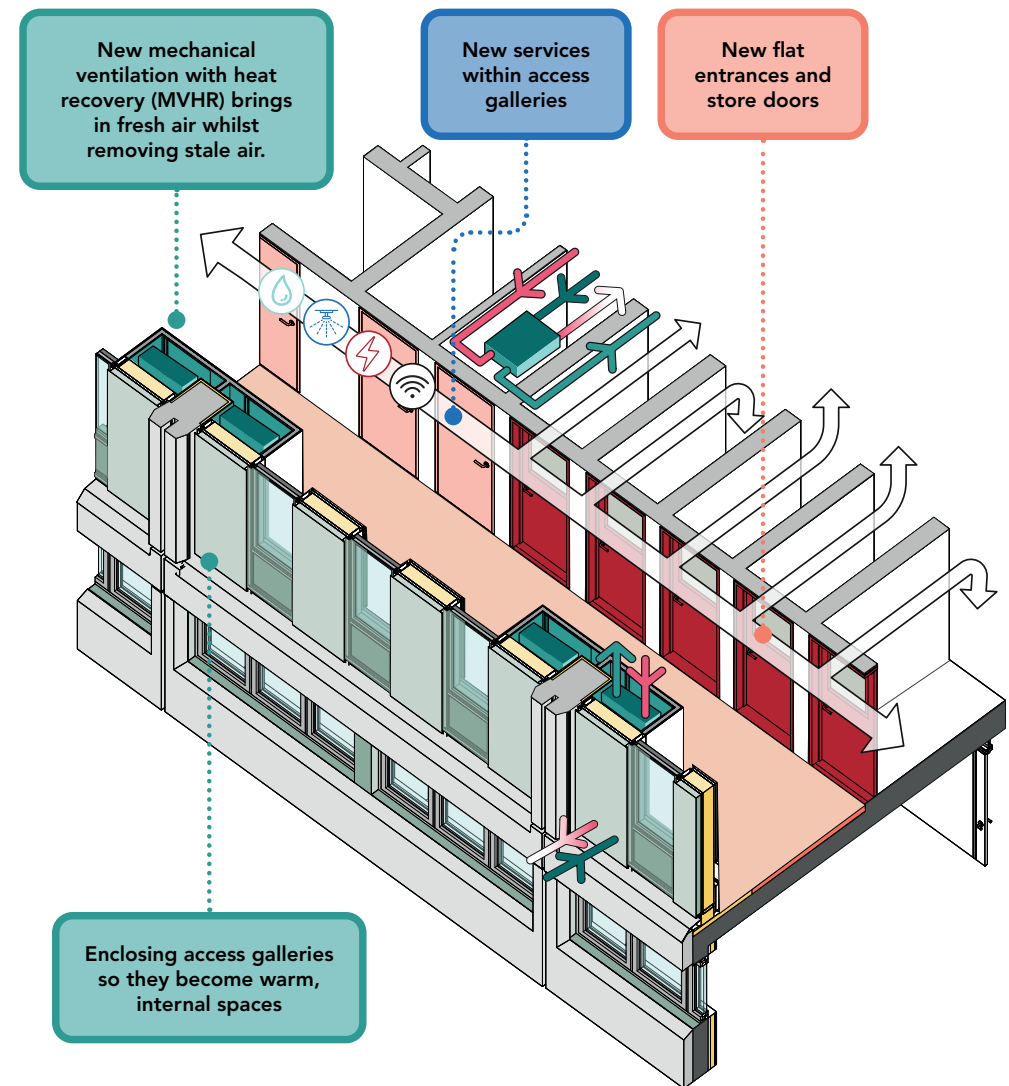
The landings are currently open to the elements and are proposed to be enclosed with new screens to maintain warmth throughout the building. The design for enclosing the landings has been coordinated, to ensure the services, smoke ventilation and fabric improvement strategies work together with the building's heritage.

Mechanical Ventilation with Heat Recovery (MVHR) units for the flats will be located next to existing columns, providing maintenance access from the communal areas.

All flat entrance and store doors are proposed to be replaced, with fire-rated doors which are a like-to-like replacement of the original designs.

New fire rated walls will provide fire separation between the landings and the lift / stair lobby.

The finishes to communal areas are to be removed to allow the building fabric to be upgraded, and will be replaced with new finishes.



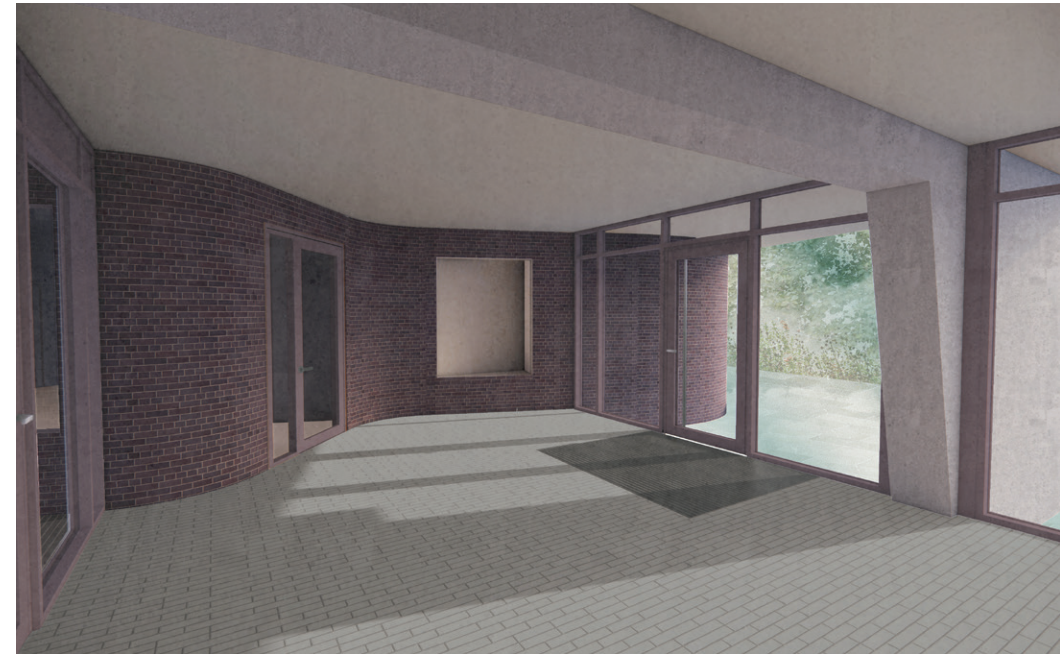
3D diagram of proposals within landings

Summary of proposals submitted for Planning and Listed Building Consent

Communal spaces

Communal areas are proposed to be upgraded as part of the retrofit project. Some of these upgrades are a result of the energy efficiency measures, or as part of the fire strategy which aims to bring the building in line with current building standards as far as possible.

Other upgrades are proposed to improve wayfinding, security, and comfort. The below images reflect the aspiration for some of these spaces. Please note, the development of these spaces is continuing through the technical design stage. You will have an opportunity to contribute to the design of these spaces at an internal colour workshop which will be organised by Collective Architecture after the summer holidays.



Top: view to entrance lobby from concierge hub at Cables Wynd House.



Left: view along landings



Bottom: Signage within lift and stair lobbies.

Summary of proposals submitted for Planning and Listed Building Consent

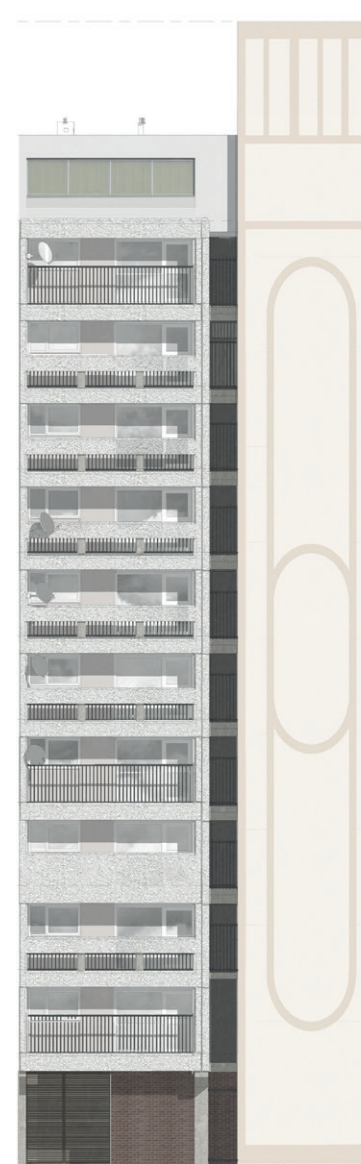
Heritage and Conservation

A Conservation Plan has been prepared for each building, and is included in the applications for Planning and Listed Building Consent. This document assesses the existing buildings, their listing, and makes recommendations for how the proposals should respond to these.

All of the proposed changes must respect the heritage of the buildings and follow conservation best practice. This includes retaining elements where possible, or if required, replacing them on a like-for-like basis. Non-original elements, often negatively contribute to the building's listing, and when replaced should reflect the original features.

The pre-cast concrete cladding panels are one of the unique features of the building, and are of 'considerable significance.' They are to be retained, cleaned and repaired as part of the proposals. Fabric upgrades are proposed to be behind these panels so that they remain visible.

The gallery screens will also be replaced, and the proposals for these have been carefully designed to reflect the existing detailing, whilst balancing thermal and fire performance. Additionally, uPVC windows will be replaced with timber, aluminium-clad triple glazed windows. This provides an opportunity to reinstate original appearances and patterns on the building which have been lost over time.



Existing bay study -
Linksview House



Proposed bay study -
Linksview House

Summary of proposals submitted for Planning and Listed Building Consent

Colour strategy

As part of the retrofit, colour for the new external and internal finishes has been considered in a colour strategy. To develop this strategy, the team collaborated with Professor Fiona McLachlan, a colour specialist from the University of Edinburgh. Residents were also invited to participate in a colour workshop in April 2024.

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 information on the following pages is a summary of the colour strategy.

Visualisation of proposals
to Linksvie House

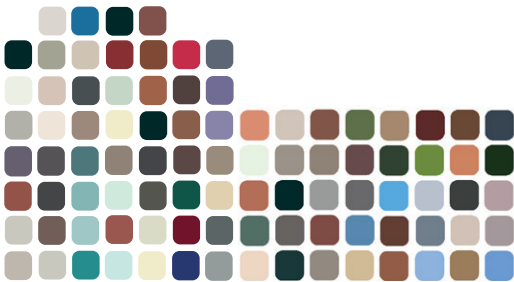


Summary of proposals submitted for Planning and Listed Building Consent

Observing a palette

As a starting point, the study looked at the colours used on, and within the two buildings, as well as the local area. Colours were spotted either by eye or using a digital tool, then matched to painted colour samples.

The study revealed 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.



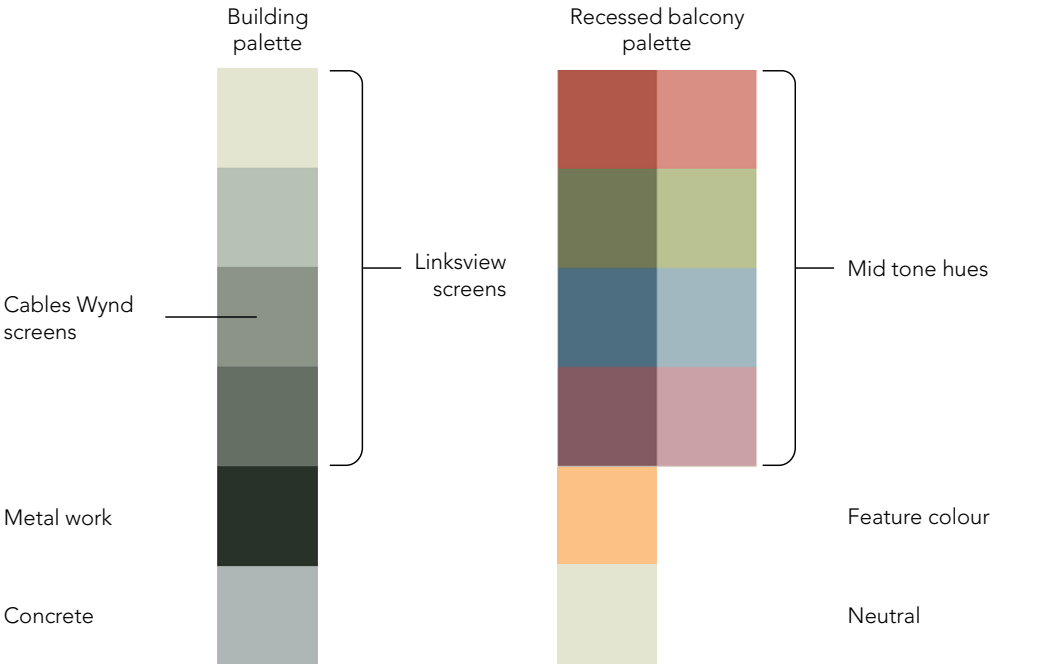
Top and left: colours identified in the colour study

Right: proposed colour palette

The proposed palette

The proposed palette, developed from the colours observed during the study, 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.

The proposed colour palette is to be used on both buildings, with the green-greys being applied to the new screens which enclose the landings, and the more vibrant colours use in the recessed balconies. The application is slightly different on each buildings.





Visualisation of proposals
to Linksvie House

Below is a project timeline and list of engagement events that have taken place. Look out for information on the digital display boards and updates on our website about future events.

Project time line

Future key milestones for the project are shown below:

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

Cables Wynd Residents Group meetings with the Council

- 30 Jan 2025
(tenants meeting to discuss report with officers)
- 26 April 2023, Leith Community Centre

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 Linksvie 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, Linksvie House

Help shape the future of Cables Wynd House and Linksvie House sessions

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

Pre-planning update session

- 1 May 2025

Further information

We know you may have questions about what's happening and we'll update you again when we have more information.

In-person events

Our partner Collective Architecture will host a colour workshop event after the summer holidays at a local venue. Look out for posters on noticeboards and leaflets delivered through your door with information on dates, times and location. The event will also be advertised on our web pages at www.edinburgh.gov.uk/cableswynd-linksview.

Future updates

Please keep an eye out for newsletters delivered through your door and we'll advertise future events and information sessions on the noticeboards and on our web pages at www.edinburgh.gov.uk/cableswynd-linksview.

Find information online about

- our plans to improve multi-storey blocks across the city www.edinburgh.gov.uk/multi-storeys
- Cables Wynd House and Linksview House (including copies of previous newsletters) www.edinburgh.gov.uk/cableswynd-linksview

Once the new Tenant Liaison officer is appointed later this year, they'll reach out to you - please keep an eye out for communication from them.



Visualisation of proposals to
Cables Wynd House

Interpretation and translation

If you would like the leaflet in another language or format such as Braille or large print, please email HCW@edinburgh.gov.uk with your request. Our ITS service can also give information on community language translations.

