

Seafield Place Brief and Masterplan Consultation

Overview

We have created a draft plan to transform Seafield into a new environmentally friendly neighbourhood. We want to know what you think of this plan.

The plan includes:

- As many as 2,700 new homes, with 35% of homes being affordable, to address the City's housing emergency.
- A new promenade park linking together Craighentinny, Portobello and Leith.
- Community services and facilities, including a new primary school, GP surgery and plenty of green space.
- Opportunities for new shops and workplaces to create a vibrant and welcoming place.
- Improved public transport, walking, wheeling and cycling routes that link to the wider area.
- A heat network to provide affordable and sustainable heating and help Edinburgh meet its net zero target.



What we have heard so far

We have drafted the plan in response to what we have heard from the local community so far. [You can view our summary of engagement on the Seafield page of our website.](https://www.edinburgh.gov.uk/seafieldregeneration) <<https://www.edinburgh.gov.uk/seafieldregeneration>>

See the draft plan

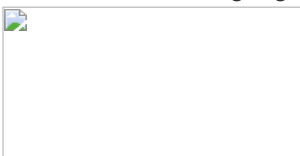
There are two documents that together form the draft plan for Seafield:

- [Draft Seafield Place Brief](https://www.edinburgh.gov.uk/downloads/file/35752/seafield-place-brief) <<https://www.edinburgh.gov.uk/downloads/file/35752/seafield-place-brief>> – This document sets out the vision for the area.
- [Draft Seafield Masterplan](https://www.edinburgh.gov.uk/downloads/file/35753/seafield-masterplan) <<https://www.edinburgh.gov.uk/downloads/file/35753/seafield-masterplan>> - This document sets out how development should meet the vision set out in the Place Brief. 7N Architects prepared this document for us.

Why your views matter

We want to make sure that our plan for Seafield responds to the needs and wishes of the local community.

Need a different language or format?



Please email the Interpretation and Translation Service at its@edinburgh.gov.uk quoting reference **25-0188** - Seafield Masterplan and Place Brief

Your details

Why we need this information and how it will be used

The Council uses this information to ensure responses to consultations are genuine and that each person is submitting only one response.

The Council may publish all responses received to this consultation, but will not publish individual names, email addresses or postcodes. We will publish the names of organisations.

We will use your email address to contact you to let you know the results of this consultation and the actions we are taking because of the consultation.

1 What is your name?

Name

2 What is your postcode?

(Required)

3 What is your email address?

(Required)

4 Are you filling in this survey on behalf of an organisation?

Please select only one item

- ☐ Yes
☐ No

Organisation Details

5 Please provide the following information about your organisation.

Organisation Name

Organisation Type:

Please select all that apply

- ☐ Private sector
☐ Public sector
☐ Third and voluntary sector
☐ Community group or organisation
☐ Other (please specify below)

Your job title/role in organisation

Seafield Place Brief

The [Seafield Place Brief](https://www.edinburgh.gov.uk/downloads/file/35752/seafield-place-brief) <<https://www.edinburgh.gov.uk/downloads/file/35752/seafield-place-brief>> looks at the site and context of Seafield. It sets out a vision for the development of the area. This describes the benefits that could come from development. It also highlights important things that development should respond to.

Please see the vision from the Place Brief below:

(To see the Place Brief vision full screen, please click on ">>" and then "Presentation Mode")

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Automatic Zoom

3. VISION

3.1 VISION OUTLINE

Seafield is an area with a varied history. It has been transformed from meadows to pleasure grounds to rail sidings and testing grounds to car showrooms, trade retail and depots. The development of Seafield would allow for the next stage in the site's history.

The transformation of Seafield into a distinctive new neighbourhood can connect the coastline and surrounding communities of Craigentinny, Portobello and Leith.

It can also provide much-needed new housing, including affordable housing, alongside a range of other uses to create a vibrant and sustainable neighbourhood with a strong sense of community. The creation of a range of green spaces and improved connections and facilities will benefit both the new Seafield residents and those of the surrounding areas.

Development of the site should build and enhance the unique coastal character of the area. This presents both the greatest

opportunity for Seafield, and the most significant challenge. Opportunities to enjoy the coastline should be balanced with protection for the important biodiversity of the area. The design of the development must be responsive to the increased risk of coastal flooding due to climate change and ensure that the new neighbourhood is resilient to the challenges of the future.



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3 VISION \ 21

Glossary of Key Terms

Active Travel - Modes of travel that involve a level of activity, such as walking or using a wheelchair, scooter or bicycle.

Affordable Housing - Housing that is for sale or rent, to meet the identified needs of people who cannot afford to buy or rent housing generally available on the open market.

Biodiversity - The variety of life on earth, both plant and animal species, commonplace and rare, and the habitats in which they are found.

Character - The patterns we recognise around us that makes one place distinct from another.

Development - Building in, on, over or under land, or the change of use of any building or other land.

Green Blue Corridors - Routes with vegetation and/or water features in the built and natural environment that provide benefits to the surroundings.

Mobility hub - A local and accessible place which brings together access to public transport and shared transport with information and other useful facilities (for example, parcel lockers).

Public Transport - Forms of transport available for use by the general public, such as buses, trams or trains.

Renewable Energy - Natural energy from sources which will never run out such as sunlight, wind, rain, tides, waves and geothermal heat.

Safeguarded - Land protected for a future specific use. This protects the land from development that would conflict with this future use.

Sustainable Drainage - Drainage systems that mimic natural drainage, encouraging liquid such as rainfall to filter, where appropriate, and reduce both liquid and pollutant impacts with minimal negative impact on people and the environment.

6 To what extent do you agree or disagree with the vision and design principles set out in the Place Brief?

Please select only one item

- ☐ I strongly agree
- ☐ I agree
- ☐ I neither agree nor disagree
- ☐ I disagree
- ☐ I strongly disagree
- ☐ I don't know

7 Do you have any comments or suggestions on the Place Brief?

Seafield Masterplan

The **Seafield Masterplan** <<http://www.edinburgh.gov.uk/downloads/file/35753/seafield-masterplan>> sets out how development should meet the vision set out in the **Seafield Place Brief** <<https://www.edinburgh.gov.uk/downloads/file/35752/seafield-place-brief>> . 7N Architects prepared the masterplan for the council.



There are three parts to the masterplan:

Masterplan Principles

The principles guide the strategy of the masterplan area.

Plot Parameters

The parameters set out specific guidelines for the development of the area. This includes:

Maximum heights for buildings and possible locations for taller landmark buildings.

Locations of streets, paths and mobility hubs.

Locations of green and open space.

Acceptable building uses.

Character Areas

We have divided the masterplan area into six character areas. Each character area has specific guidance. This is so that each area is distinctive and responds to its surrounding context.

The following pages will ask you your views on each of these parts of the masterplan. You can give your views on all parts or you can choose to feedback only on the parts that interest you.

Glossary of Key Terms

Character - The patterns we recognise around us that makes one place distinct from another.

Greenspace - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Landmark - An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.

Masterplan - A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of the landowner, including a representation of the three-dimensional form of proposals and an implementation programme.

Mobility Hub - A local and accessible place which brings together different transport modes alongside associated facilities, services and information to encourage more sustainable travel.

Open Space - Includes 'greenspace' (see definition) and 'civic space' consisting of squares, marketplaces and other paved or hard landscaped areas with a civic function.

Masterplan Principles

The Masterplan has principles to make Seafield:

Distinctive
Pleasant
Healthy
Connected
Sustainable
Adaptable

Related information

These categories are from the **Six Qualities of Successful Places** from **Annex D of the National Planning Framework 4 for Scotland**

<<https://www.gov.scot/publications/national-planning-framework-4/pages/7/>> :

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Pleasant: Supporting attractive natural and built spaces.

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

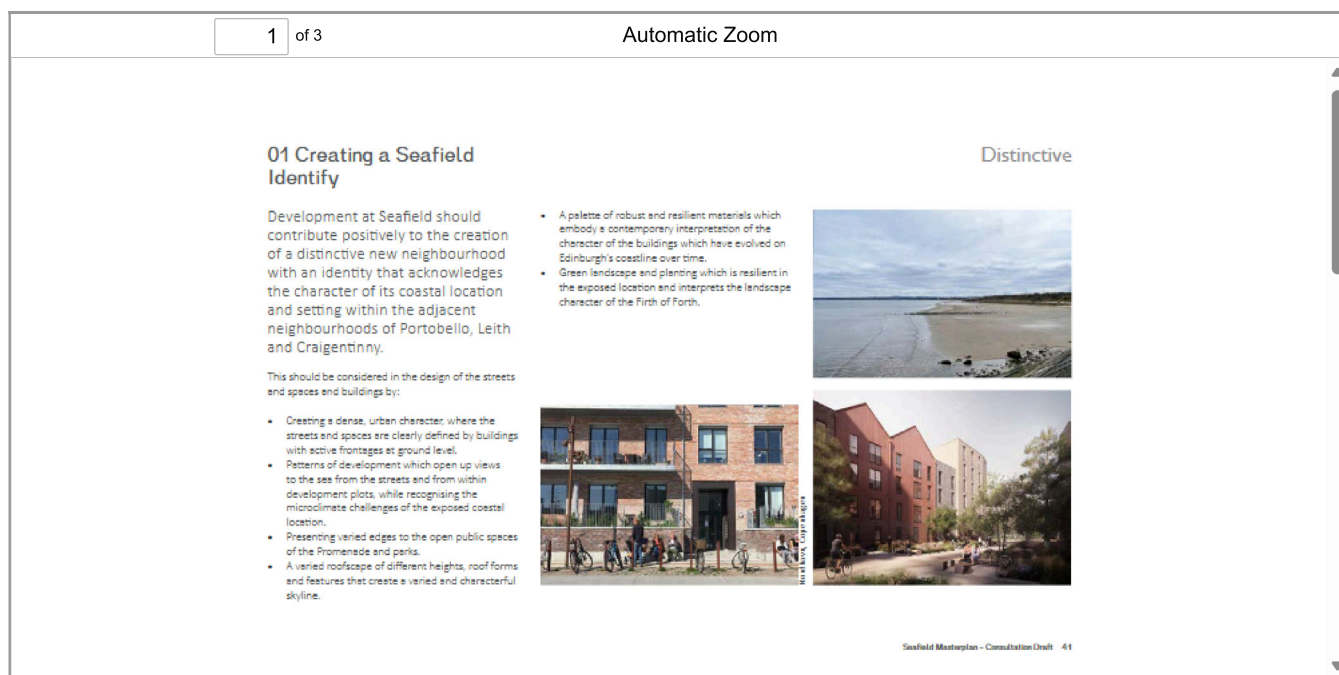
Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

8 The masterplan principles to make Seafield distinctive are:

- Create a unique identity for Seafield inspired by its history and surroundings.
- Develop plots to facilitate visual connections, a walkable network and a positive micro-climate.
- Provide a variety of homes for people at all stages of life and household circumstance.

See the pages from the masterplan on making Seafield distinctive:



To what extent do you agree or disagree that these principles will make Seafield distinctive?

Please select only one item

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Don't know

9 The masterplan principles to make Seafeld pleasant are:

- Create people-friendly streets and spaces.
- Ensure views to and from Seafeld are considered.

See the pages from the masterplan on making Seafeld pleasant:

1 of 2

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04 Public Realm & Landscape Principles

The design of streets and spaces should prioritise people friendly design, the integration of soft landscape and include places for enjoyment and interaction.

The public realm at Seafeld will be fundamental to creating quality of experience that changes perceptions of this area and makes it a desirable place to buy or rent a home, open a new business, or choose to spend time in.

The design of streets and spaces should adhere to a pedestrian priority hierarchy in design of junctions and interactions.

Quality of environment should be achieved with robust, resilient and generous green space, with planting appropriate to immediate conditions and context.

Places to sit, to meet people and to spend time should be an integrated part of the design of every space.



Sketch view of proposals for the Promenade

Pleasant

Seafeld Masterplan - Consultation Draft 44

To what extent do you agree or disagree that these principles will make Seafeld pleasant?

Please select only one item

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Don't know

10 The masterplan principles to make Seafeld healthy are:

- Create a linear waterfront park with green space and play for all ages.
- Include space suitable for community uses.
- Create streets and spaces that are safe and accessible.

See the pages from the masterplan on making Seafeld healthy:

1 of 3

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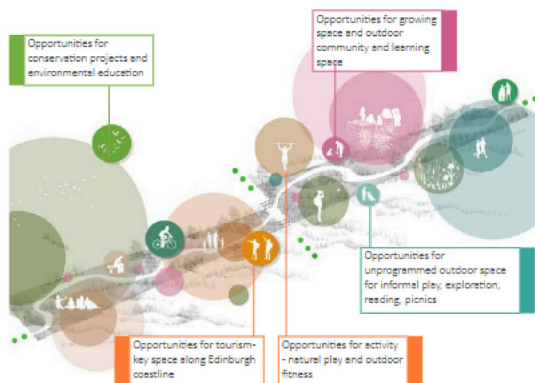
06 Recreational Greenspace and Play

The interface between the Promenade and development plots should be a place for green space and play for all ages, forming a linear waterfront park.

The masterplan takes the opportunity to re-imagine the Promenade along the length of the study area. Several factors fed into the landscape vision for how the Promenade might be redesigned to make it a more inclusive, attractive and resilient place than it is currently.

A secondary upper level promenade should be introduced within development plots, creating opportunities for active edges whilst also building in more long term resilience for access along the coast.

Proposals should seek to create a balance between programmed activity spaces and more relaxed informal landscape areas.



Seafeld Masterplan - Consultation Draft 48

To what extent do you agree or disagree that these principles will make Seafeld healthy?

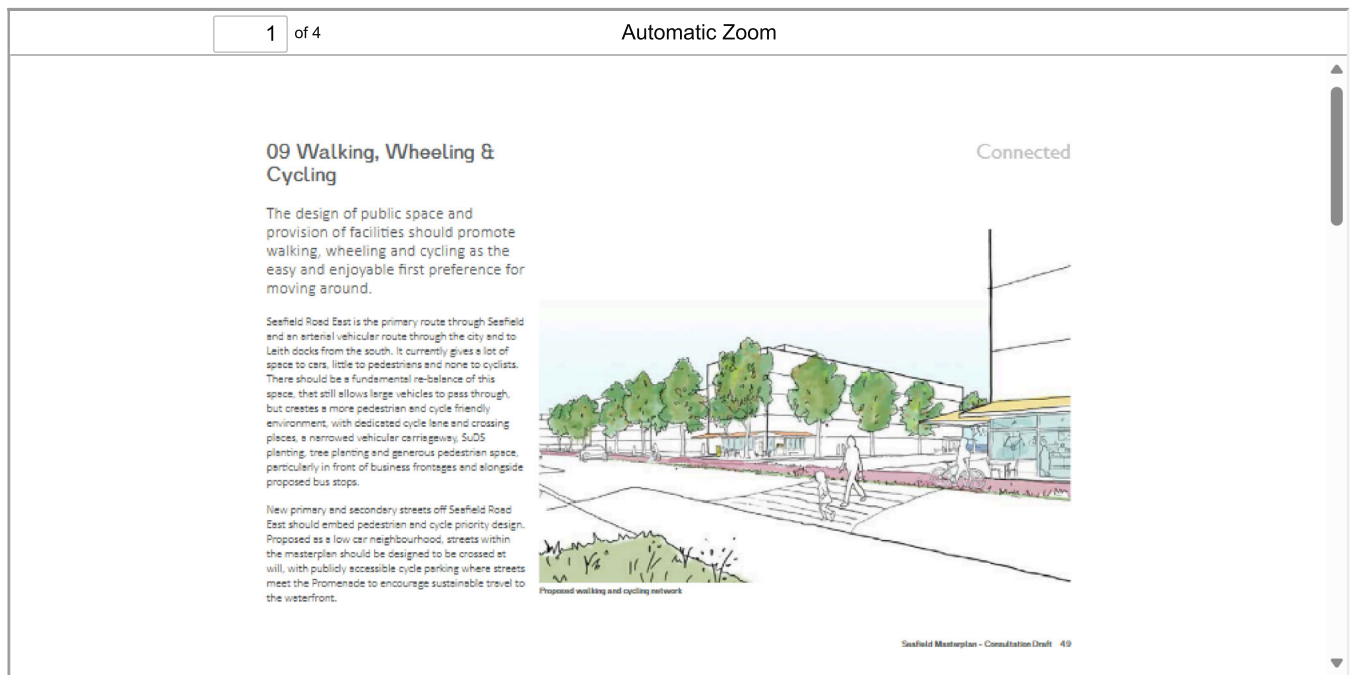
Please select only one item

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Don't know

11 The masterplan principles to make Seafeld connected are:

- Design public space to promote walking, wheeling and cycling.
- Connect to adjacent communities and local cycling networks.
- Provide space and facilities for improved public transport infrastructure.
- Design the area as a low car neighbourhood.

See the pages from the masterplan on making Seafeld connected:



To what extent do you agree or disagree that these principles will make Seafeld connected?

Please select only one item

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Don't know

12 The masterplan principles to make Seafeld sustainable are:

- Provide homes alongside a mix of other uses, including community uses, to support a local economy and create a vibrant place.
- Enable net-zero carbon living.
- Create opportunities for renewable energy, such as local heat networks.
- Connect to existing and proposed green networks.

See the pages from the masterplan on making Seafeld sustainable:

1 of 4

Automatic Zoom

13 Mixed Use and Local Economy

Development should be residential led with supporting mixed uses and community amenities to create a vibrant place that embodies the principles of a 20 minute neighbourhood.

The masterplan sets out a strategy for the new neighbourhood to be supported and activated by small scale local businesses and community facilities, embedded within residential led development plots. These mixed uses should generally be provided within ground floor spaces, or as standalone small scale units in appropriate locations, to activate the streets and spaces.

Active frontages should be focused either on the Promenade, or on Seafeld Road East, with consideration of where people will naturally gather, such as the intersection of key routes, where it is sunny and sheltered, and where opportunities for enjoyment of green space and play are provided.



Illustration of where mixed uses would play a positive role in activating the Promenade and Seafeld Road East.

Sustainable

Seafeld Masterplan - Consultation Draft 53

To what extent do you agree or disagree that these principles will make Seafeld sustainable?

Please select only one item

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Don't know

13 The masterplan principles to make Seafeld adaptable are:

- Design green space and landscape to be resilient to climate change.
- Design buildings to have a maximum lifespan.

See the pages from the masterplan on making Seafeld adaptable:

1 of 2

Automatic Zoom

17 Resilience to a Changing Climate

Adaptable

Green space and soft landscape should be an integral part of public space, increasing resilience in the face of more extreme weather patterns.

An integrated approach to soft landscape should be embedded from the outset of detailed design of streets and spaces. This should allow for:

- Variety and habitat rich planting approach;
- The scope for sustainable drainage;
- Spaces where people can enjoy the visual and environmental impact of green surroundings.

To be avoided:

- Areas of mown grass;
- Strips of green too narrow to support vegetation;
- Planting that is not matched to immediate micro-climate or in the case of the Promenade Park, not robust enough for coastal conditions.



Sustainable drainage and street greening: Shifford



Coastal landscape restoration



Seafeld Masterplan - Consultation Draft 57

To what extent do you agree or disagree that these principles will make Seafeld adaptable?

Please select only one item

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree
- ☐ Don't know

14 Do you have any comments or suggestions on the masterplan principles?

Masterplan Parameters - Development Plots

The plan below shows the different plots within the masterplan. A plot is an area of land on which development takes place. Each plot will contain land that is built on and land that is used for landscape, planting or other uses.

The plots are different colours. These colours show the acceptable heights for that plot.

Dark orange - A building can go up to 6 storeys, with possible smaller parts of the building (for example, a corner) going up to 8 storeys.

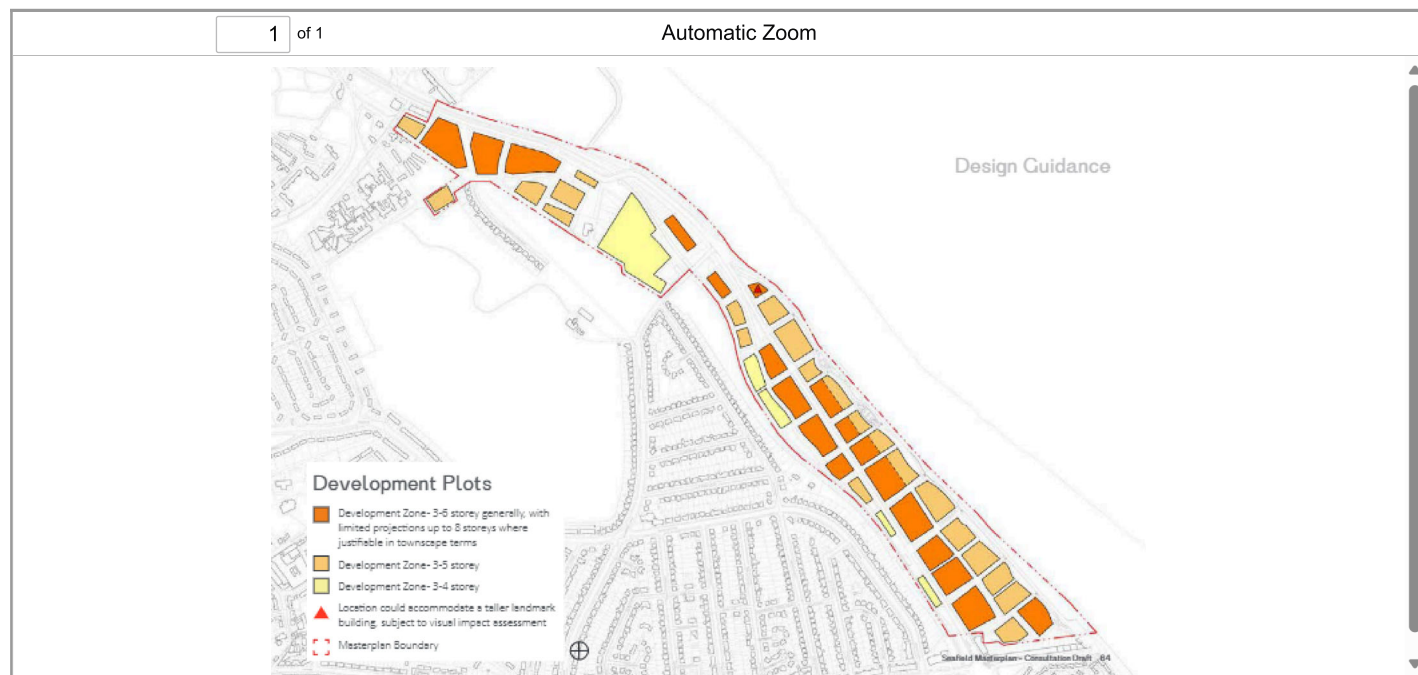
Light orange - A building on the plot can go up to 5 storeys

Yellow - A building on the plot can go up to 4 storeys.

We have set the minimum height across the masterplan at 3 storeys.

We have also included a potential location for a taller landmark building. We have not set a height for this building. The acceptable height and design would depend on the impact of the building on views and the skyline.

(To see the Development Plots parameter plan full screen, please click on ">>" and then "Presentation Mode")



Higher buildings will allow more housing to be provided to address the housing emergency. 30% of all housing must be affordable. We also need enough homes to support other uses on the site, such as shops and community facilities.

Glossary of Key Terms

Community Facilities - A collective term used to describe buildings and/or land they include uses that are required and are of proven value to foster a vibrant community. Examples of such buildings, land and uses include schools; green spaces; community gardens; allotments; sport and recreation; local doctor and dental surgeries; local shops; community halls; shared work/meet spaces; public toilets; and water fountains.

Landmark - An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.

15 What are your thoughts on the heights of the development plots?

Please select only one item

- ☐ I think the proposed heights are too low
- ☐ I think the proposed heights are appropriate
- ☐ I think the proposed heights are too high
- ☐ I don't know
- ☐ Other (please write below)

16 What are your thoughts on the landmark building?

Please select only one item

- ☐ I think the landmark building works well in this location
- ☐ I think the landmark building should be in a different location
- ☐ I do not think there should be a landmark building
- ☐ I think there should be more landmark buildings
- ☐ I don't know

If you think the landmark building should be in a different location, or if you think there should be more landmark buildings, where do you think the landmark building(s) should go?

17 Do you have any other comments or suggestions on the development plots?

Masterplan Parameters - Open Space

The plan below shows the public open space within the masterplan. There are three types of public open space shown in the masterplan:

Primary open space (Dark green) - A larger public open space designed as a promenade park. It provides a wide range of leisure and play facilities that are accessible for all.

Secondary open space (Mid green) - A series of smaller publicly accessible parks and green spaces across the masterplan. These provide local access to open space.

Existing green space (Light green) - There are many existing public and private green spaces around Seafeld. This includes nature reserves, recreation grounds and golf courses.

Private open space is not shown in the plan below. Developments will need to provide private open space in addition to these public open spaces.

(To see the Open Space parameter plan full screen, please click on ">>" and then "Presentation Mode")



Glossary of Key Terms

Green space - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Open Space - Includes 'greenspace' (see definition) and 'civic space' consisting of squares, marketplaces and other paved or hard landscaped areas with a civic function.

18 What are your thoughts on the amount of open space?

Please select only one item

- ☐ I think there is too little public open space
- ☐ I think there is the right amount of public open space
- ☐ I think there is too much public open space
- ☐ I don't know
- ☐ Other (please write below)

19 What are your thoughts on the locations of the open spaces?

Please select only one item

- ☐ I think all the open space is located well
- ☐ I think most of the open space is located well
- ☐ I think some of the open space is located well
- ☐ I think little of the open space is located well
- ☐ I do not think any of the open space is located well
- ☐ I don't know
- ☐ Other (please write in below)

20 Do you think there is a good balance of primary and secondary open space?

Please select only one item

- ☐ Yes
- ☐ No
- ☐ I don't know

Masterplan Parameters - Movement

The plan below shows how people will travel around the masterplan. There are different streets, paths and transport facilities:

Primary street (orange) - Main routes that most transport will take, including public transport, cycling and private vehicles.

Secondary street (blue) - Local access routes to development plots and facilities.

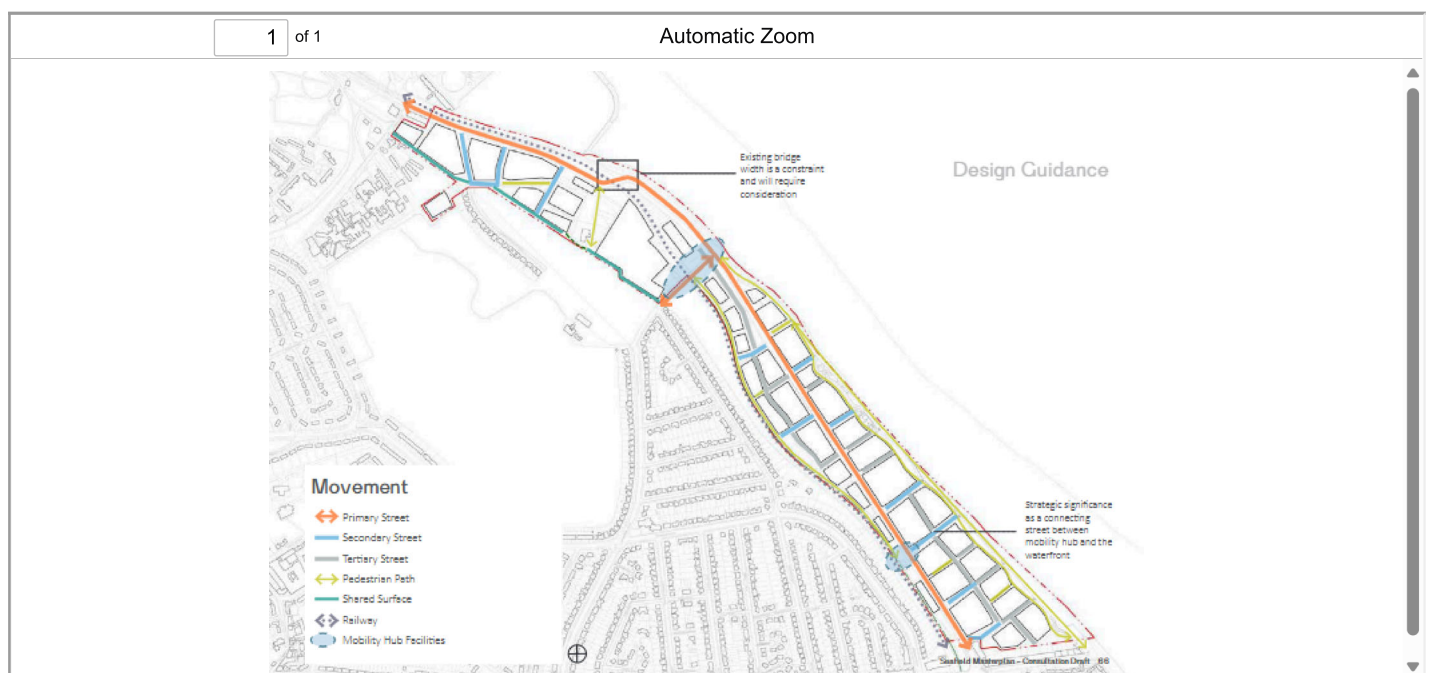
Tertiary street (grey) - Smaller streets that will only provide access to a few buildings.

Pedestrian path (yellow) - Paths for pedestrians. In some locations these may include pedestrian-priority paths shared with cyclists.

Shared surface (green) - Quiet streets shared by pedestrians, cyclists and very low levels of vehicles travelling at low speeds.

Mobility hubs - A local and accessible place which brings together access to public transport and shared transport with information and other useful facilities (for example, parcel lockers). There are two of these in the masterplan.

(To see the Movement parameter plan full screen, please click on ">>" and then "Presentation Mode")



21 What are your thoughts on the street hierarchy? Please share your views on the amount of each type of route below.

What is a "street hierarchy"?

A street hierarchy is the balance of primary, secondary and tertiary streets. It also includes other routes, like pedestrian paths and shared surface routes. A good street hierarchy allows people to easily move around an area, while also creating an area that is pleasant to spend time in.

	More needed	The right amount	Less needed	I don't know
Primary routes <i>Please select only one item</i>	☐	☐	☐	☐
Secondary routes <i>Please select only one item</i>	☐	☐	☐	☐
Tertiary routes <i>Please select only one item</i>	☐	☐	☐	☐
Pedestrian routes <i>Please select only one item</i>	☐	☐	☐	☐
Shared surface routes <i>Please select only one item</i>	☐	☐	☐	☐

22 Do you think the mobility hubs are in the correct location?

Choosing a mobility hub location

We have located the mobility hubs next to proposed bus routes and the existing railway line. This is to allow for bus stops and tram or rail connections. They have been located near proposed community facilities and both proposed and existing housing. They are on routes that link to other neighbourhoods, such as Craigtinny and Portobello.

Please select only one item

☐ Yes

☐ No

☐ I don't know

If you answered no, please write below where you think the mobility hubs should be located.

Masterplan Parameters - Mixed Uses

The plan below shows the different uses for the plots in the masterplan. The class numbers on the plan refer to [the Planning Use Classes in Scotland](https://www.legislation.gov.uk/uksi/1997/3061/2023-03-31) <<https://www.legislation.gov.uk/uksi/1997/3061/2023-03-31>> .

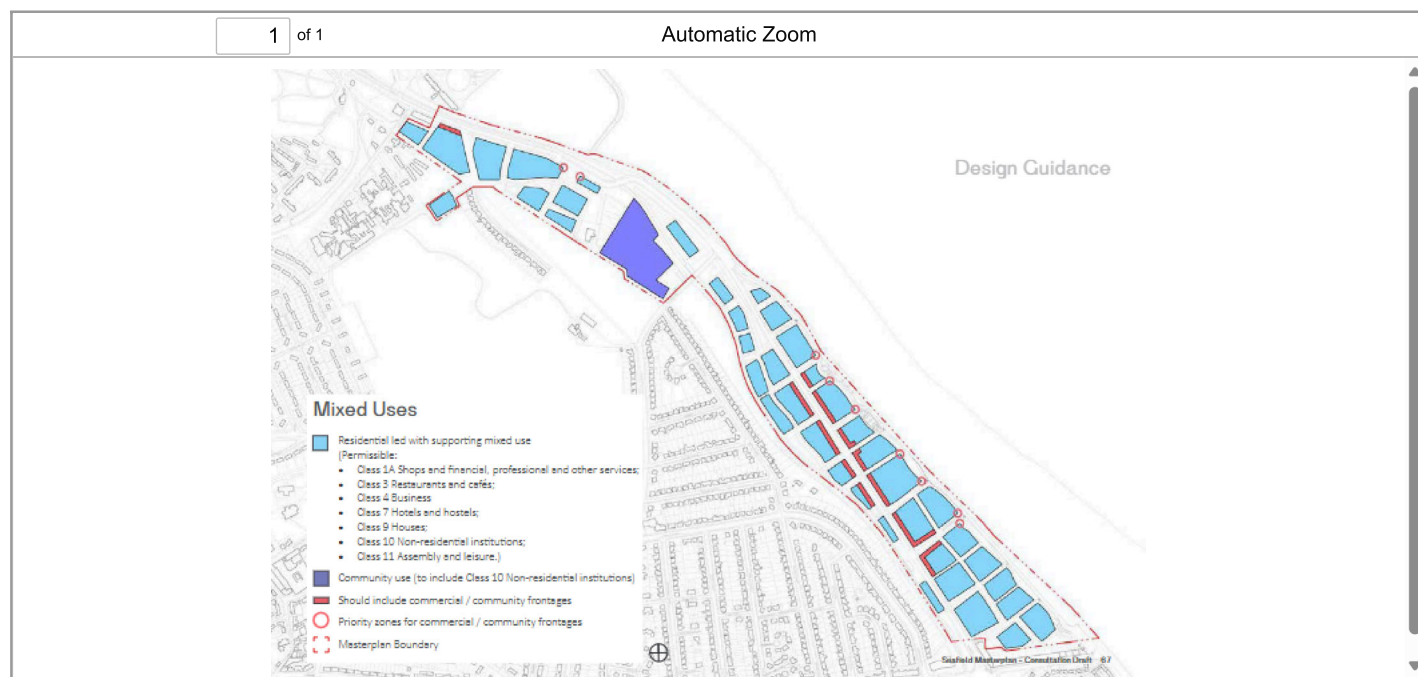
Blue plots are "residential led". This means that the plot must provide homes. These homes can be flats or houses. The plot can also include other uses that can work along with homes, such as shops, restaurants, business space, hotels and community and leisure uses.

The **purple plot** is for community use only.

Pink lines are street frontages that should include commercial or community uses.

Pink circles are corners that should include some commercial or community uses.

(To see the Mixed Uses parameter plan full screen, please click on ">>" and then "Presentation Mode")



We have included the pink lines to create a new high street for Seafeld in the masterplan. We have located the pink circles to provide activity next to the promenade park and other key uses.

Glossary of Key Terms

Commercial uses - Products and services provided for financial gain, such as shops, financial services, professional services, restaurants, cafés and leisure uses.
(Please note: This is not a planning use class)

Community uses - Uses that are required and are of proven value to foster a vibrant community. Examples include local shops, community halls, public libraries, local doctor and dental surgeries, shared work/meet spaces, schools and sport and recreation uses.

Planning Use Classes

Class 1A - Shops and financial, professional and other services - (1) Shops, post offices, ticket offices, travel agencies, cold food shops such as sandwich bars, hairdressers, funeral directors, rental shops, launderettes, dry cleaners and repair shops. (2) Financial services, such as banks, professional services, such as estate agents, and other services which is appropriate to provide in a shopping area and where the sale, display or service is principally to visiting members of the public.

(There is no longer a Class 2)

Class 3 – Restaurants and cafés - Use for the sale of food or drink for consumption on the premises

Class 4 – Business - (a) Offices not within class 1A. (b) Research and development. (c) Industrial processes that can be carried on in a residential area without detriment.

Class 5 – General industry - Use for the carrying on of an industrial process other than one falling within class 4

Class 6 – Storage or distribution

Class 7 – Hotels and hostels - Hotels, boarding houses, guest houses and hostels where no significant element of care is provided.

Class 8 – Residential institutions - Hospitals and nursing homes; residential schools, colleges and training centres

Class 9 – Houses - (a) Houses occupied by a single person, or a number living together as a family. (b) Those living together as a single household of five residents or less. (c) Limited use as a bed and breakfast or guesthouse where at any one time not more than two bedrooms are used by guests (one bedroom in premises of less than four bedrooms)

Class 10 – Non-residential institutions - Crèches, day nurseries, day centres, schools and colleges, art galleries, museums, public libraries exhibition halls, and places for social activities of a religious body.

Class 11 – Assembly and leisure - Cinemas, concert halls, bingo halls, casinos, dance halls, discotheques, skating rinks, swimming baths and gymnasiums

Sui generis - Car showrooms, taxi and vehicle hire businesses, public houses, hot food takeaways, flats, student accommodation, theatres, amusement centres, places for motor vehicle recreation or firearm sport and any other uses not listed in the categories above are “sui generis” uses. “Sui generis” is a Latin phrase meaning “in a class by itself”.

23 Are there any uses that are not included that you think should be?

Please select only one item

- ☐ Yes
☐ No
☐ I don't know

If you answered yes, please write these uses below.

24 Are there are any included uses that you do not think should be included?

Please select only one item

- ☐ Yes
- ☐ No
- ☐ I don't know

If you answered yes, please write these uses below.

25 Do you think the commercial and community uses are in the correct location?

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If you answered no, please write below where you think the commercial and community uses should be located.

Character Areas

The masterplan is divided into six character areas:

The Waterfront - The area next to the waterfront.

Seafield High Street - The area that includes the section of Seafield Road East that has development on each side

Railway Edge - The area next to the railway and Meadows Yard nature reserve.

Seafield Community Hub - The area for community use.

Seafield Street - The area that includes part of Seafield Road East that will have development on just one side.

Park Edge - The area next to Seafield Recreation Ground.

Please find a map of the character areas below:



Each character area has specific guidance. This is so that each area is distinctive and responds to its surrounding context.

The following pages will ask your views on the guidance for each of the character areas.

Character Area - Waterfront



This area of the masterplan is next to the waterfront. The guidance explains how development should be designed to:

- Improve the promenade.
- Support the promenade park.
- Use appropriate materials.
- Respond to flood risk and climate change.

See the Waterfront character area guidance

(To see the character area guidance full screen, please click on ">>" and then "Presentation Mode")

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Waterfront

The Promenade will be the primary gathering and recreational space for Seaford and the wider city.

Character & Public Realm
This space as a whole should be characterised by:

- High quality public realm;
- Spaces for outdoor recreation and enjoyment of outdoor spaces;
- Planting that is sympathetic to the coastal habitat;
- Spaces for pop-up and demountable use;
- Clear delineation of cycling space;
- Accessible access to the Promenade Park.

Building Massing & Frontage
As is illustrated here, the frontage to the Prom should be made up of end on flatted buildings, and some smaller scale rows that directly address the waterfront. End on gables should be animated with windows and balconies, and ground floor commercial and community use where appropriate. Smaller scale rows of houses should feature front door access facing the water, with private / vehicular access behind within shared private courtyard space.

Building height should reduce with proximity to the Promenade, with consideration given to maintaining reasonable levels of sunlight on the Promenade. Where streets meet the Promenade Park, particularly

the 'upper Promenade', building frontages should give consideration to micro-climate and the creation of outdoor space that can be actively used for seating.

Level change within this area of the masterplan should be designed to facilitate inclusive access to the Promenade and to maximise good quality street edges with active frontages featuring residential front doors and ground floor commercial and community use.

Mixed Use Profile
Commercial and community spaces within building frontages should provide uses that contribute to waterfront activity, including food and drink and recreation, culture and leisure related enterprise. These uses should be primarily accessed by walking, wheeling and cycling.

The diagram shows a cross-section of the waterfront area. It includes a 'Fillyside Arrival Threshold' on the left, a 'Promenade Park' in the center, and a 'Promenade' on the right. The diagram illustrates the relationship between the built environment, green spaces, and the waterfront. A north arrow is located in the bottom left corner of the diagram.

Seaford Masterplan - Consultation Draft 69

26 Do you have any comments or suggestions on the Waterfront character area guidance?

Character Area - Seafield High Street



This area of the masterplan includes the section of Seafield Road East that has development on each side. The guidance explains how development should be designed to:

- Create a local high street with a mix of uses.
- Use appropriate materials.
- Provide space for pedestrians, cyclists, public transport and private vehicles.
- Create a pleasant place to spend time in.
- Improve connections to Portobello.

See the Seafield High Street character area guidance

(To see the character area guidance full screen, please click on ">>" and then "Presentation Mode")

1 of 4

Automatic Zoom

Seafield High Street

Seafield High Street should be designed as a local street and urban neighbourhood centre.

Character & Public Realm
This space should be characterised by:

- Buildings of mid-density creating street frontage and enclosure;
- Periodic set backs and pockets with widened pavement space for occupation;
- A pedestrian and cycle friendly environment with dedicated space for cyclists and clear easily navigable pedestrian crossing points;

- Space for bus infrastructure including stops;
- More formal tree planting and soft space that can contribute to a SuDS strategy;

Building Massing & Frontage
Buildings should create frontage and enclosure on Seafield Road East, broken where the Masterplan indicates routes to the sea, or where there is opportunity to create visual connections to the sea (due to the elevated nature of Seafield Road East).

Buildings should incorporate set-backs, to create more generous pavement space in places, or to create

front door threshold spaces and avoid a monotonous 'canyon' like feel to the street.

Massing should concentrate height on those buildings adjacent to and fronting Seafield Road East. There should be variety in roofscape created by varied heights and roof articulation, including roof terraces and set-backs for upper floors.

Mixed Use Profile
Commercial and community ground floor uses should provide space for local retail, food and drink and services that contribute positively to a local neighbourhood centre.



Seafield High Street Character Area

Seafield Masterplan - Consultation Draft 78

27 Do you have any comments or suggestions on the Seafield High Street character area guidance?

Character Area - Railway Edge



This area of the masterplan is next to the railway and Meadows Yard nature reserve. The guidance explains how development should be designed to:

- Enhance the green space next to the railway.
- Protect the railway for future tram or passenger rail use.
- Use appropriate materials.
- Include planting that is good for nature.

See the Railway Edge character area guidance

(To see the character area guidance full screen, please click on ">>" and then "Presentation Mode")

1 of 2

Automatic Zoom

Railway Edge

This area should respond to the character of the linear green space marking the railway line and the adjacent nature reserve.

Character & Public Realm
This space should be characterised by:

- Buildings that sit within a natural green space, bringing the green character of the wildlife along the railway line into the plots.
- A green network connection alongside the railway, with street layout that provides multiple

connections from this path back through the site.

- Natural soft planting that connects with the character of Meadows Yard Local Nature Reserve.

Building Massing & Frontage
There should be a break from the more formal/urban courtyard structure within this area, with buildings placed within a green landscape.

The scale of buildings can increase moving north-west. For example, the former Matfen site (1) will require something of sufficient scale to create a desirable

Design Guidance

environment between the railway and the elevated section of Seafield Road East, and to create the feeling of safety necessary for pedestrians passing underneath Fillyside.

There should be variety in the roofscape, with lower elements featuring pitched roofs and taller elements expressed with upper floor set-backs or roof terraces.

Railway Edge Character Area

Seafield Masterplan - Consultation Draft 80

28 Do you have any comments or suggestions on the Railway Edge character area guidance?

Character Area - Seafield Community Hub



This area is for community use. It is also next to Seafield Recreation Ground and the route from Craigentinny via Fillyside Road. The guidance explains how development should be designed to:

- Create an attractive and welcoming community hub.
- Include indoor and outdoor community spaces.
- Provide a mix of uses to meet the needs of local residents.
- Use appropriate materials.
- Improve connections to Craigentinny.

See the Seafield Community Hub character area guidance

(To see the character area guidance full screen, please click on ">>" and then "Presentation Mode")

1 of 3

Automatic Zoom

Seafield Community Hub

This area should provide an accessible, attractive and well connected local civic centre for Seafield and Craighentilly.

Character & Public Realm
This space as a whole should be characterised by:

- A strong relationship with Fillyside Road and Seafield Recreation Ground
- Spaces for outdoor recreation and enjoyment of outdoor spaces
- A variety of multi-functional spaces that can provide for the whole community.

Building Massing & Frontage
The Illustrative Plan illustrates a series of connected buildings, that allow the green character of the site's south-west edge to be drawn into internal spaces. Simple adaptable forms will allow for longevity.

Mixed Use Profile
Subject to assessment on need, there is the potential for a community hub here to incorporate a primary school with other local civic facilities, such as healthcare, library and community services.



Seafield Community Hub Character Area

Design Guidance

Seafield Masterplan - Consultation Draft 82

29 Do you have any comments or suggestions on the Seafield Community Hub character area guidance?

Character Area - Seafield Street



This area of the masterplan includes part of Seafield Road East that will have development on just one side. The guidance explains how development should be designed to:

Provide mid-rise well-connected housing.

Include opportunities for local shops and community uses.

Use appropriate materials

Provide space for pedestrians, cyclists, public transport and private vehicles.

Improve connections to Leith.

See the Seafield Street character area guidance

(To see the character area guidance full screen, please click on ">>" and then "Presentation Mode")

1 of 3

Automatic Zoom

Seafield Street

Design Guidance

This area should provide good quality street frontage to Seafield Road East, with an urban character.

Character & Public Realm
This space as a whole should be characterised by:

- Buildings of mid-rise scale creating street frontage and enclosure;
- A pedestrian and cycle friendly environment with dedicated space for cyclists and clear easily navigable pedestrian crossing points;
- Space for bus infrastructure including stops;
- More formal tree planting and soft space that can contribute to a SuDS strategy.

Building Massing & Frontage
Buildings should present a continuous frontage, responding to the existing tenement frontage.

Mixed Use Profile
Commercial and community ground floor uses should complement the existing units within the tenements with opportunity for local retail, food and drink and services that contribute positively to a local neighbourhood centre.

Seafield Street Character Area

Seafield Masterplan - Consultation Draft 84

30 Do you have any comments or suggestions on the Seafield Street character area guidance?

Character Area - Park Edge



This area of the masterplan is next to Seafield Recreation Ground. The guidance explains how development should be designed to:

- Work well with the Seafield Recreation Ground.
- Provide a network of green spaces.
- Use appropriate materials.
- Provide homes with good links to green space.

See the Park Edge character area guidance

(To see the character area guidance full screen, please click on ">>" and then "Presentation Mode")

1 of 3

Automatic Zoom

Park Edge

This area should respond to the green edge of Seafield Recreation Ground, drawing views of the green space into the plan with a permeable building frontage.

Character & Public Realm
This space should be characterised by:

- Buildings that sit within a natural green space, bringing the green character of the park into the plan;
- A green network connection where development meets the park, with street layout that provides multiple connections from this path back through the site;
- Courtyard spaces that connect with the character of the park and create further opportunity for local play and enjoyment of outdoor space.

Building Massing & Frontage
Key elements of sufficient scale and massing as indicated should present a strong frontage to the park, within a permeable building line that creates multiple visual and physical connections to the park.



⊕
"Park Edge" Character Area

Design Guidance

Seafield Masterplan - Consultation Draft 88

31 Do you have any comments or suggestions on the Park Edge character area guidance?

Other comments and suggestions



32 Do you have any other comments or suggestions?

About you

These questions are based on Scottish Government guidance.

We want to get a wide range of views from different people, as well as those most likely to be impacted, to help us understand what is important to you. All these questions are optional. You can leave any question blank or click on 'Prefer not to say'. If you provide any information, we will use it to analyse your response.

If you are replying on behalf of an organisation, please leave this section blank.

33 What is your ethnic group?

Choose **one** section from A to F, then tick **one** box which **best describes** your ethnic group or background

A. White

Please select only one item

- ☐ 1. Scottish
- ☐ 2. Other British
- ☐ 3. Irish
- ☐ 4. Polish
- ☐ 5. Gypsy / Traveller
- ☐ 6. Roma
- ☐ 7. Showman / Showwoman
- ☐ 8. Other white ethnic group, please write in

B. Mixed or multiple ethnic groups

Please select only one item

- ☐ 9. Any mixed or multiple ethnic groups, please write in

C. Asian, Scottish Asian or British Asian

Please select only one item

- ☐ 10. Pakistani, Scottish Pakistani or British Pakistani
- ☐ 11. Indian, Scottish Indian or British Indian
- ☐ 12. Bangladeshi, Scottish Bangladeshi or British Bangladeshi
- ☐ 13. Chinese, Scottish Chinese or British Chinese
- ☐ 14. Other, please write in

D. African, Scottish African or British African

Please select only one item

- ☐ 15. Please write in (for example, Nigerian, Somali)

E. Caribbean or Black

Please select only one item

- ☐ 16. Please write in (for example, Scottish Caribbean, Black Scottish)

F. Other ethnic group

Please select only one item

- ☐ 17. Arab, Scottish Arab or British Arab
- ☐ 18. Other, please write in (for example, Sikh, Jewish)

G.

Please select only one item

- ☐ 19. Prefer not to say

34 What religion, religious denomination or body do you belong to?

Please select only one item

- ☐ None
- ☐ Church of Scotland
- ☐ Roman Catholic
- ☐ Other Christian, please write in
- ☐ Muslim, write in denomination or school
- ☐ Hindu
- ☐ Buddhist
- ☐ Sikh
- ☐ Jewish
- ☐ Pagan
- ☐ Another religion or body, please write in
- ☐ Prefer not to say

35 What is your age?

Please select only one item

- ☐ Under 16
- ☐ 16 - 24
- ☐ 25 - 34
- ☐ 35 - 44
- ☐ 45 - 54
- ☐ 55 - 64
- ☐ 65 - 74
- ☐ 75 and over
- ☐ Prefer not to say

36 Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

If answer 'Yes' (do you have a physical or mental health condition or illness lasting or expected to last 12 months or more):

Do any of these conditions or illnesses affect you in any of the following areas?

Please select all that apply

- ☐ Vision (for example blindness or partial sight)
- ☐ Hearing (for example deafness or partial hearing)
- ☐ Mobility (for example walking short distances or climbing stairs)
- ☐ Dexterity (for example lifting or carrying objects, using a keyboard)
- ☐ Learning or understanding or concentrating
- ☐ Memory
- ☐ Mental health
- ☐ Stamina or breathing or fatigue
- ☐ Socially or behaviourally (for example associated with autism spectrum disorder (ASD) which includes Asperger's, or attention deficit hyperactivity disorder (ADHD))
- ☐ Other (please specify)
- ☐ Prefer not to say

37 Does your condition or illness/do any of your conditions or illnesses reduce your ability to carry-out day-to-day activities?

Please select only one item

- ☐ Yes, a lot
- ☐ Yes, a little
- ☐ Not at all
- ☐ Prefer not to say

38 Which of the following best describes your sexual orientation?

- Only answer this question if you are **aged 16 and over**

Please select only one item

- ☐ Straight / Heterosexual
- ☐ Gay or Lesbian
- ☐ Bisexual
- ☐ Other sexual orientation, please write in
- ☐ Prefer not to say

39 What is your sex?

Please select only one item

- ☐ Female
- ☐ Male
- ☐ Prefer not to say

40 Do you consider yourself to be trans, or have a trans history?

- Only answer this question if you are **aged 16 or over**
- Here we use trans as a term to describe people whose gender identity is not the same as their sex registered at birth

Please select only one item

- ☐ No
- ☐ Yes
- ☐ Prefer not to say

If you would like to, please describe your trans status (for example non-binary, trans man, trans woman):

41 Do you have caring responsibilities?

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

If yes, please tick all that apply.

Please select all that apply

- ☐ Primary carer of a child/children (under 18)
- ☐ Primary carer of disabled child/children
- ☐ Primary carer of disabled adult (18 and over)
- ☐ Primary carer of an older person (65 and older)
- ☐ Secondary carer

Feedback about this engagement process

42 To what extent do you agree or disagree with the following statements about this engagement exercise?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
I was given all the information that I needed to have my say. <i>Please select only one item</i>	☐	☐	☐	☐	☐	☐
This engagement exercise was clear and easy to understand. <i>Please select only one item</i>	☐	☐	☐	☐	☐	☐
I was given the opportunity to have my say. <i>Please select only one item</i>	☐	☐	☐	☐	☐	☐

Please provide any other comments or suggestions you may have about this engagement process.