



Real value in a changing world



Watkin Jones

New Town and Broughton **Community** Council

Application: 11 Logie Green Road

5 August 2013

Overview

- Application ref 08/01365/FUL: Logie Green Developments Ltd
 - Demolition of existing warehouse and mixed use development comprising residential flats, student residential accommodation, office (Class 4) and small business (Class 4) use, food and drink (Class 3) and retail (Class 1) use, ancillary accommodation for student support services, creation of new road, and associated access, car and cycle parking, boundary treatment and landscaping
- 2009 - Watkin Jones acquire development with exception of Plot D
- 2009-2011 - Plots B&C (Student Residential Development) built out and subsequently sold to Mansion Group



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- Revisions & Issue Status**
- A-KHD-11.06.07
 - 1. Title Block Updated
 - B-KHD-20.06.07
 - 1. Key Updated
 - C-KHD-21.06.07
 - 1. Updated to comments
 - D-FMS-16.11.07
 - 1. Whole site incorporated
 - E-FMS-23.11.07
 - 1. Pavement/parking at Block C
 - F-FMS-13.12.07
 - 1. Finished floor levels added
 - G-FMS-16.01.08
 - 1. Plot A2 Residential flat layouts
 - 2. Dimension from chimney, hence,
 - 3. Plot C layout amended
 - H-GWS-22.01.08
 - 1. BLOCK D ADDED
 - I-FMS-10.02.08
 - 1. PLOT A1 CORRS. ADDED
 - J-FMS-12.03.08
 - 1. Revised Plot A1 added
 - 2. Revised Plot B added
 - K-GWS-04.04.08
 - 1. PLANNING SUBMISSION
 - L-SR-15.04.08
 - 1. BLOCK 'C' PLAN REVISION

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Job Title
Logie Green Developments Ltd.
Mixed Use Development
Logie Green Road
Edinburgh
Drawing Title
Proposed
Ground Floor Layout

REVISED PLANS

PLANNING & STRATEGY
SUBMISSION
21 JUL 2008

Drawing Number
733-P-010L
Scale Date Revision
1:250 16.11.07 L
Drawing by PMS

PLANNING SUBMISSION 18.07.08

LOGIE GREEN ROAD GROUND FLOOR PROPOSAL @ 1:250

Active Proposal / Application

- Application ref 13/00589/FUL: Watkin Jones Group
 - Proposed Surface Car Park and associated works. at 11 Logie Green Road, 26, 28A, 29, 32, 33 Beaverbank Place , Edinburgh
- Proposed relocation of affordable housing element (Block A2) and replacement with surface car park to serve consented residential and retail elements.
- Currently awaiting determination by City of Edinburgh Council

Current Proposal

- Proposal of application Ref: 13/01990/PAN
 - Variation to planning application 08/01365 to deliver a reconfigured residential mix, removing the 3 bedroom units, and containing class 1 retail element on ground floor; 24, 1 and 2 bedroom flatted units on 3 upper floors and removal of top floor at, 11 Logie Green Road, Edinburgh
- Primary purpose:
 - address errors in consented plans prepared by Logie Green Developments Ltd.
 - Alters the mix of residential units – retains 24 units but incorporates 6 as shared equity (affordable)
 - incorporates minor elevational changes to retail unit to meet proposed tenant requirements - Lidl

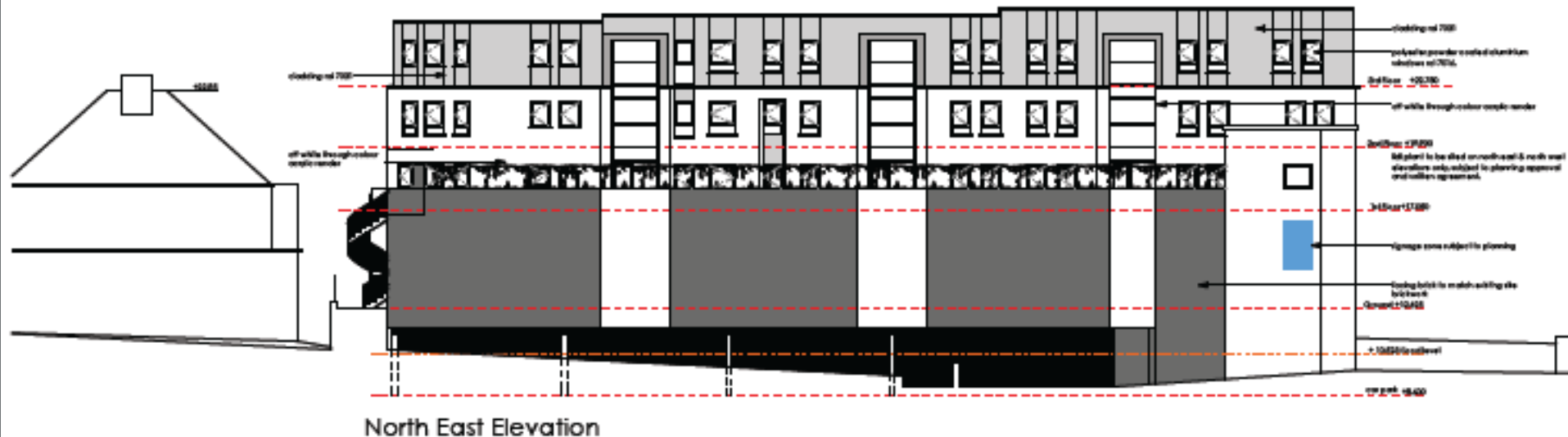
Consented Scheme – Elevation to Logie Green Road



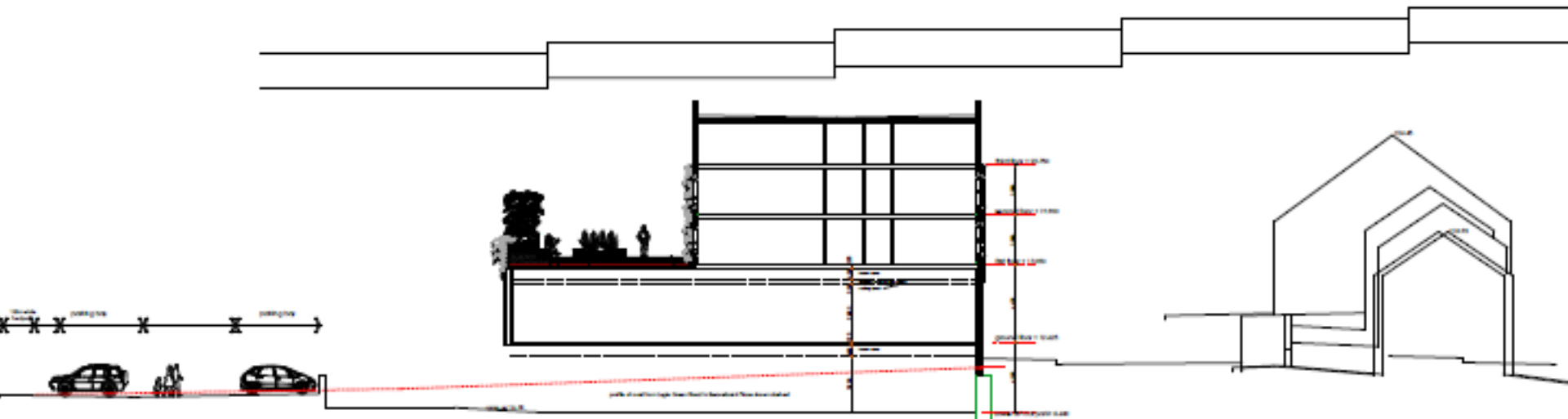
North East Elevation



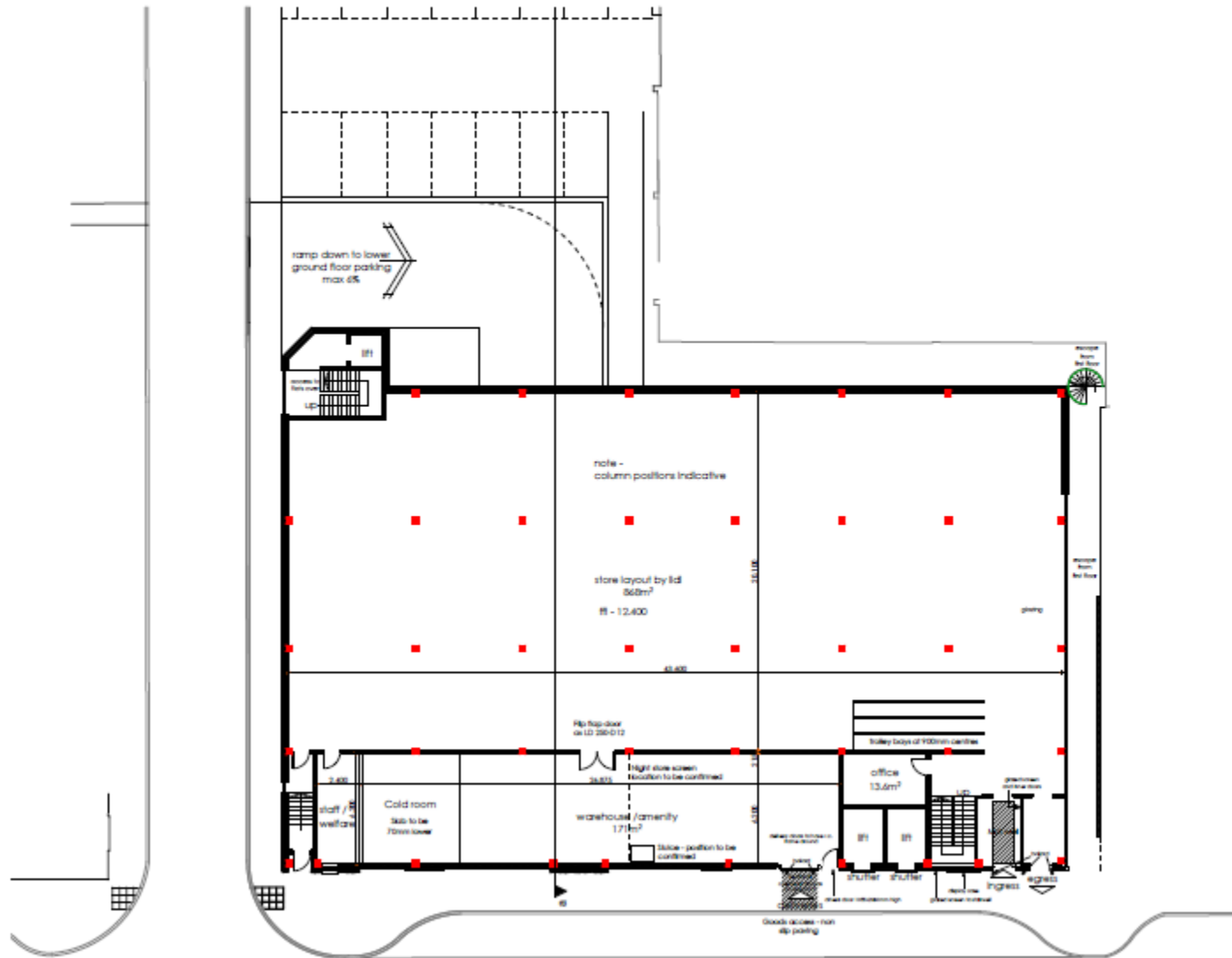
Proposed Scheme – Elevation to Beaverbank Place



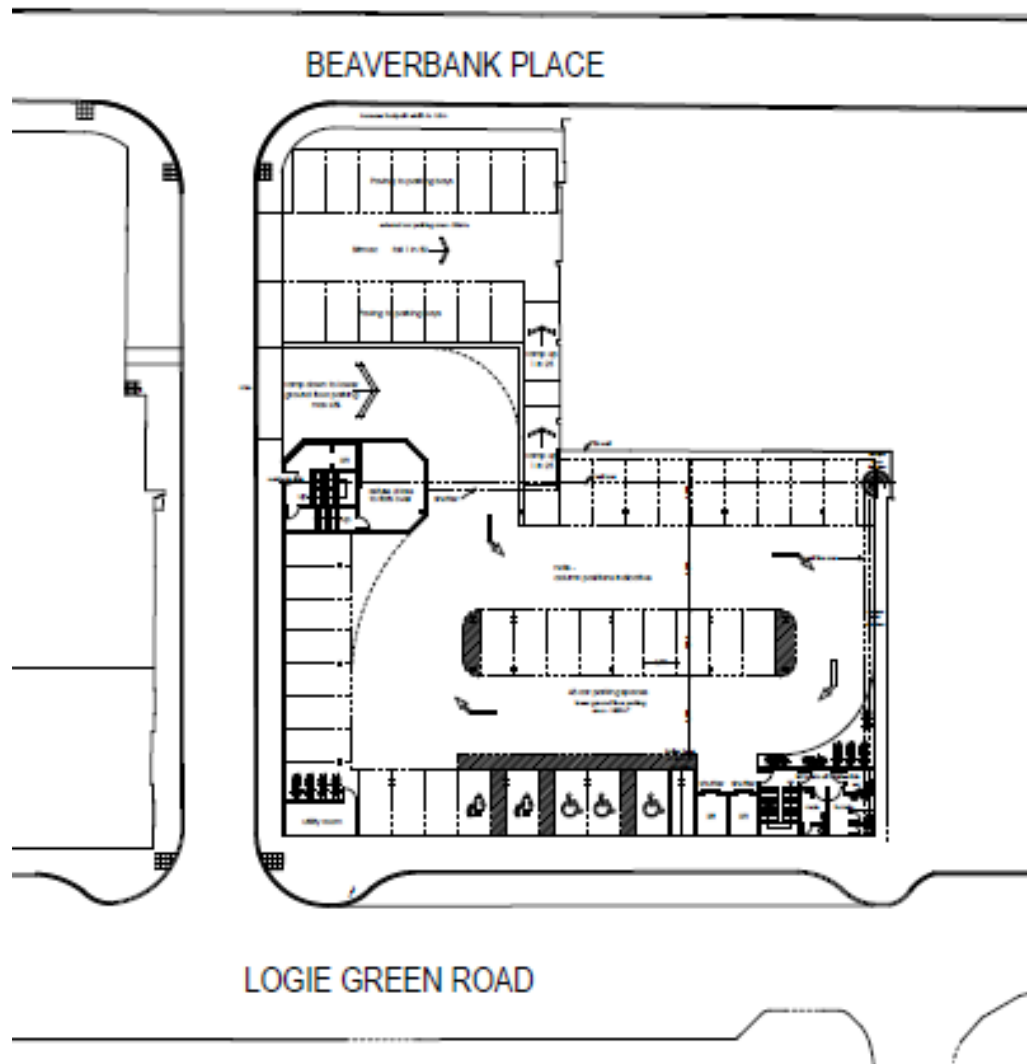
Proposed Scheme – Section



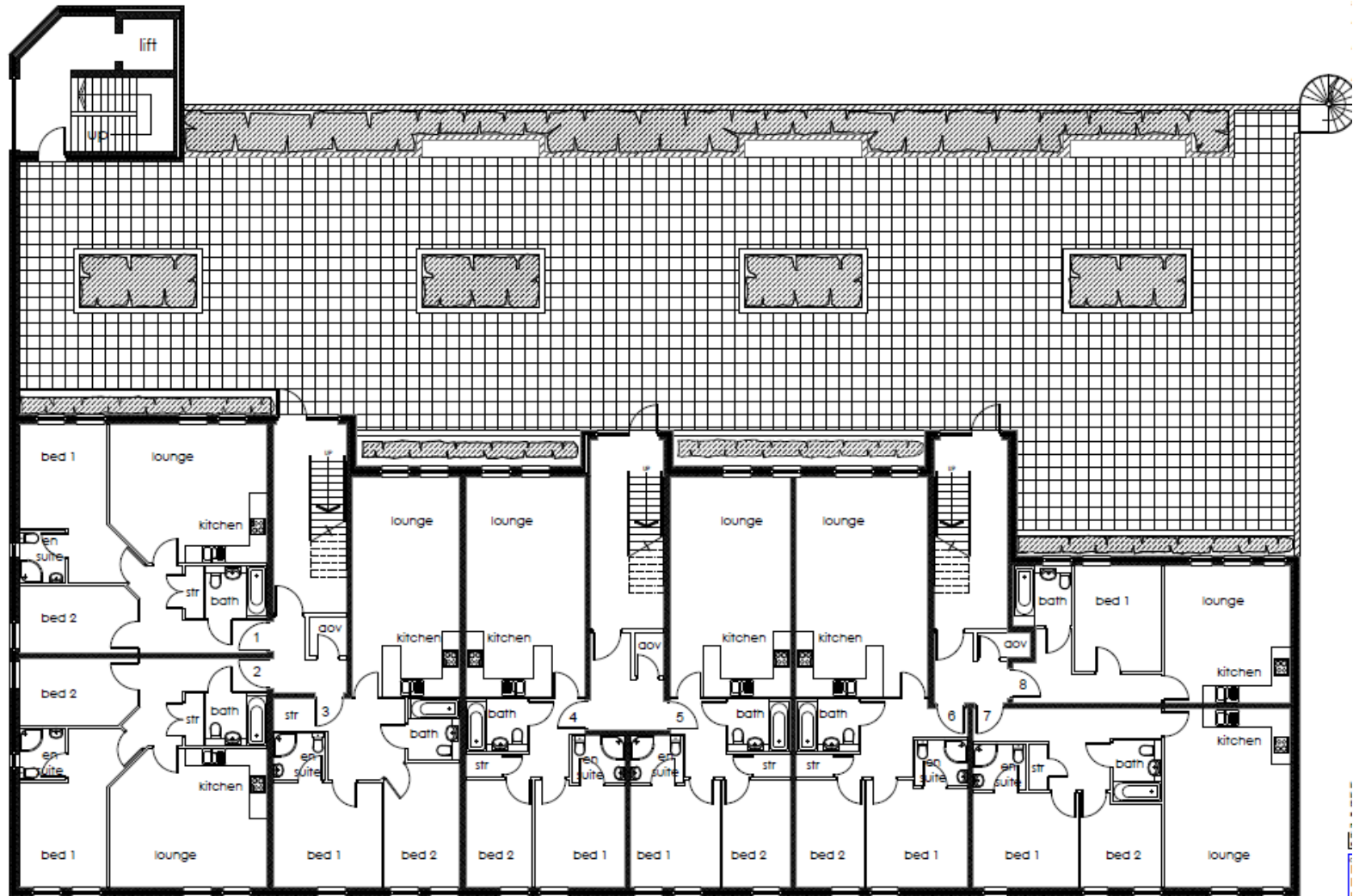
Proposed Scheme – Floor Plan – Ground Floor Retail



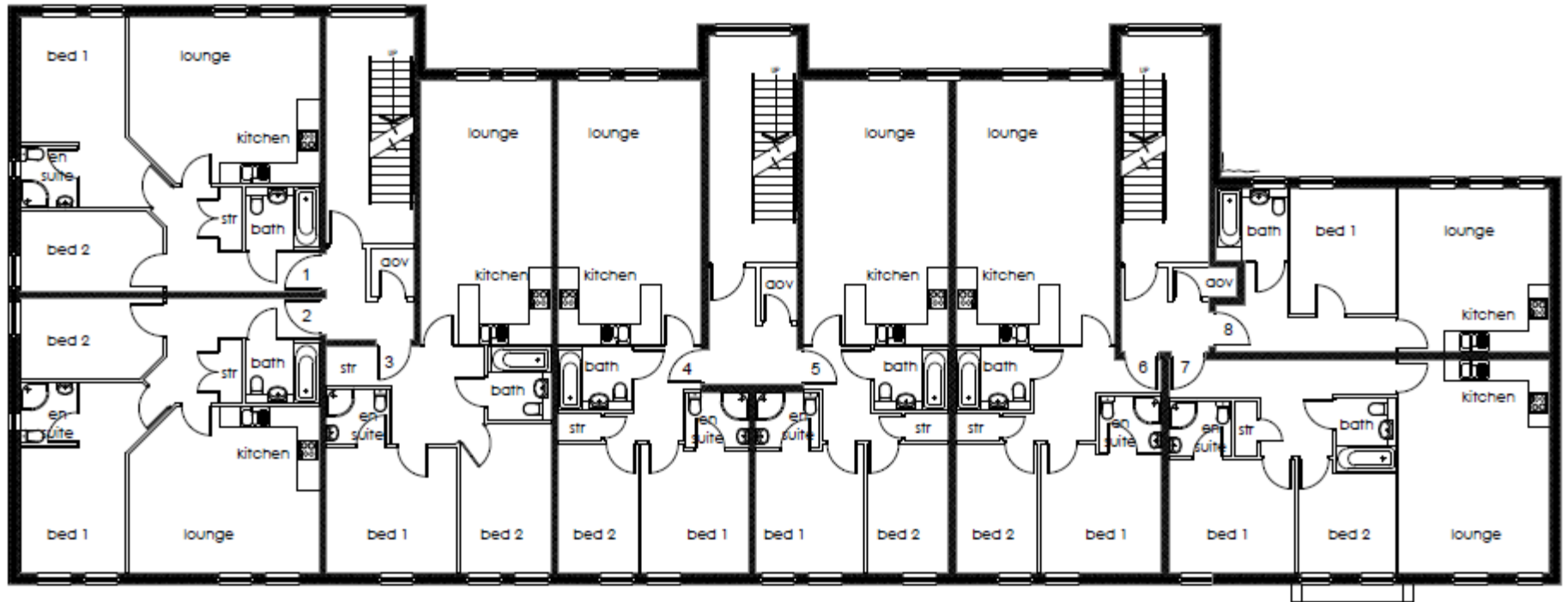
Proposed Scheme – Floor Plan – Basement Car Park



Proposed Scheme – Floor Plan – Residential



Proposed Scheme – Upper Floor Plan – Residential



Other Relevant Information

- Car Parking
 - 48 Spaces (15 Surface)
- Retail Operation
 - Hours of opening: 8am – 10pm 7 days
 - Deliveries – Proposed as 1 lorry in and 1 out per day (incl refuse)
- Programme
 - Consultation Event 25 July (16 attendees)
 - Ongoing dialogue with CEC case officer to agree submission requirements
 - Proposed submission of planning application 22 August

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