

New Town North – Community Newsletter

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Dear Resident

and the proposals, and on the second page we have set out what will be happening in the coming weeks.

Introduction

Welcome to the first Community Newsletter for the New Town North Development

Who are we?

My name is Ross McNulty and I am managing the proposals to regenerate the area known as 'New Town North'. The site was previously owned by the Royal Bank of Scotland. The site has now been acquired by a fund managed by Orion Capital Managers. I work for Ediston and will be overseeing the regeneration process.

What will be happening?

We're committed to consulting the local community about any proposals we bring forward, and we have notified the Council of our intention to submit a planning application in due course. This community newsletter is intended to bring you up to date with what's happening in terms of the site, what activity you are likely to see as a local resident and give you the opportunity to get in touch to ask questions or share your views.

Consultation

As stated, we are determined to consult on all our proposals. That has begun and we have started to meet with local community representatives. We have organised two major public consultation events. It is intended that these will be held on the 11th of September in Bellevue St Mary's Parish Church from 12noon-8pm and on the 17th of October, also in St Mary's from 12noon-8pm. Our intention at the first event is to set out the broad approach for the area. At the second event we will produce a more detailed look at the development and how it will integrate with the local community.

In this Newsletter we have sought to set out some essential information about the area being developed



***New Town North: 'We are determined that this will be a world class addition to the city, and one of the best places in Edinburgh for people to live, work and come together.'** Ross McNulty, Development Director, Ediston Real Estate*

Community Feedback

If you have any feedback you wish to provide, please contact our communications consultants by telephone or email. Playfair Scotland are helping us with communications and local community consultation, so feel free to contact Paul McLennan on 0131 523 1311, or email him on paul.mclennan@playfairsotland.co.uk.

On behalf of the team I would like to thank everyone for the welcome and the time we have already been given. We look forward to working with you to help deliver a regeneration of which we can all be proud.

Yours Faithfully

Ross McNulty

Community Update – What’s Happening

Early Activity – Trees and Preliminary Works

Tree Maintenance

When the site was owned by the Royal Bank of Scotland the trees were well maintained. We are keen to maintain and preserve the trees as an important feature on the site and in the local community.



In the coming weeks contractors will be on site to check the condition of the trees, take any action necessary to make them safe and to remove any diseased limbs. This work will ensure that all of the trees are properly maintained for now and for the future. Tree maintenance will be carried out regularly, just as it was in the past.

The trees on site are an integral feature of both the site and the local community, and we intend to retain the integrity of the perimeter trees. We will present more details about the proposals for landscaping as part of the forthcoming consultation process, so there will be plenty of opportunities for us to consult residents on these important issues.

Preliminary Works

Surveys and ‘Soft Strip Out’

The other activity taking place in the coming weeks includes survey work being carried out throughout the site. For obvious reasons we need very detailed surveys of a wide range of aspects of the land and buildings on New Town North. Contractors have been appointed to carry that out. This is unrelated to any decisions about how the development will be taken forward. This is simply about gathering all the relevant information to be able to properly take forward the regeneration process. We don’t anticipate that this will create any problems or issues for local residents, but you will see more activity in the area than usual.

‘Soft Strip Out’

A ‘soft strip out’ basically involves removing internal fixtures and fittings from the existing buildings. The buildings on site are no longer going to be used, and in due course the intention is to replace them. As a preliminary step in the development process it is necessary to remove items and some structures within the building to ensure that the redevelopment can take place on schedule.

Material from within these office buildings will be removed from the site, but this shouldn’t cause any significant disruption for local residents. If there are any issues or concerns during this process, please let us know and we will do our best to resolve any problems.

Looking Forward

If you have any questions, please do not hesitate to contact Paul McLennan (details overleaf). The next step in the process will be the public consultation. That will be widely publicised, and we look forward to continuing the dialogue with the local community to make sure that the regeneration of this important city-centre site is the best it can be. We thank you for your co-operation and participation in this important project for the local area and the city.