

## City Centre and Princes Street Public Realm

---

### Transport, Infrastructure and Environment Committee

10 May 2011

#### Purpose of report

- 1 To refer to the Transport, Infrastructure and Environment Committee a report by the Director of City Development on the long term vision for the city centre public realm in Princes Street, George Street and Rose Street.

#### Main report

- 2 On 22 February 2011, the Policy and Strategy Committee considered the attached report by the Director of City Development on proposals for the delivery of an action plan which would involve short, medium and long term improvements in Princes Street, George Street and Rose Street.

#### Decision


- 3 To note the progress on the project and, in particular, the work of Gehl Architects in their report 'Edinburgh Revisited: Public Space, Public Life'.
- 4 To approve for consultation the long-term vision for Princes Street, George Street and Rose Street as set out in Appendix 3 to the report by the Director of City Development.
- 5 To approve for consultation the City Centre Public Realm Action Plan as attached as Appendix 4 to the report.
- 6 **To refer the report to the Planning and Transport, Infrastructure and Environment Committees for information.**
- 7 To agree that a public consultation document based on the Gehl proposals be drawn up within 2 cycles and thereafter a public consultation exercise undertaken with the results collated and reported back to this Committee in the current calendar year.

## Recommendation

- 8 That the Transport, Infrastructure and Environment Committee notes the report.

**Alastair Maclean**  
Head of Legal and Administrative Services

---

Appendices	Report No PS/99/10-11/CD by the Director of City Development
Contact/tel/Email	Louise Williamson, Committee Services  0131 529 4264 email: <a href="mailto:louise.p.williamson@edinburgh.gov.uk">louise.p.williamson@edinburgh.gov.uk</a>
Wards affected	City Centre
Single Outcome Agreement	
Background Papers	

## City Centre and Princes Street Public Realm

---

**Policy and Strategy Committee**  
**22 February 2011**

### **1 Purpose of Report**

- 1.1 To seek Committee approval of a long term vision for the city centre public realm in Princes Street, George Street and Rose Street and the delivery of an action plan that will involve short, medium and long term improvements.

### **2 Summary**

- 2.1 Edinburgh is a world class capital city and a magnet for visitors but it is let down by the quality of public space in some parts of the city centre.
- 2.2 Gehl Architects, the international urban design consultants commissioned by the Council to revisit the work they produced for the City in 1998, have recently completed a review of city centre public spaces. Their work provides the Council with empirical evidence and analysis, based on a philosophy that has been used world-wide. The consultants identified three main challenges:
- addressing the challenges of traffic dominated streets, especially buses on Princes Street;
  - improving the quality of the pedestrian experience; and
  - replacing monofunctional blocks with mixed uses.
- 2.3 The consultants recommended that a clear vision be adopted for the most important city centre spaces, based on 'a city of the senses, a place for people', and a process of change should be implemented through temporary, short, medium and long term projects. These recommendations have been reviewed in the context of existing and planned work in the city centre and used to develop an action plan attached to this report.
- 2.4 A key recommendation of the consultants' report was that delivery of the vision should commence through a series of temporary projects. These would highlight the practical considerations of altering the balance and nature of the city spaces and enable the Council to gauge the impact, both positive and negative, that such changes would have.

### 3 Main Report

#### Background

- 3.1 On 23 March 2010, the Committee considered a report on the City Centre and Princes Street Public Realm Project. The Committee approved a programme that recognised the need for further studies including the commissioning of an urban design consultant and a further public engagement exercise. The consultants commissioned were Gehl Architects, an internationally renowned urban design practice with an impressive track record in cities such as New York, Melbourne and Copenhagen. They were asked to undertake a refresh of their original report on Edinburgh from 1998, 'Public Space, Public Life'.

#### The Consultants' Report

- 3.2 Gehl Architects have now presented the Council with their report, entitled 'Edinburgh Revisited: Public Space, Public Life'. The report sets out a vision for a vibrant, livable city centre and recommends a way forward for the Council. The report is available in the Group Rooms.
- 3.3 The approach adopted by Gehl Architects is summarised in Appendix 1. They examined the pedestrian's experience of the city centre by reference to 12 quality criteria, centred around three key environmental considerations: protection, comfort and enjoyment. The consultants considered the impact of the environment on people by addressing:
- climatic conditions and how people are able to walk around or stand in the city centre streets and spaces;
  - how well they can see, hear and talk in the environment, how easy it is to move around and where they can stay and enjoy the place; and
  - the quality of streets and spaces and how these are perceived, including the quality of paving materials and street furniture.
- 3.4 The consultants' analysis was underpinned by a clear understanding of the economics of the city centre, its vitality and how it is used and viewed by the public. Their report acknowledges that fundamental long term changes to the city centre pedestrian environment will require a systemic change to traffic management in Edinburgh. The results of the analysis are summarised in the table below.

		Objectives	Challenges
PROTECTION	PROTECTION AGAINST TRAFFIC AND ACCIDENTS- FEELING SAFE	<ul style="list-style-type: none"><li>• Protection for pedestrians</li><li>• Eliminating fear of traffic</li></ul>	Reduce: <ul style="list-style-type: none"><li>• Domination by buses</li><li>• Overcrowding at crossings</li><li>• Jay walking</li><li>• Accident hot spots</li><li>• Obstacles created by guardrails</li></ul>

	<b>PROTECTION AGAINST CRIME AND VIOLENCE- FEELING SECURE</b>	<ul style="list-style-type: none"> <li>• Lively public realm</li> <li>• Eyes on the street</li> <li>• Overlapping functions day and night</li> <li>• Good lighting</li> </ul>	Introduce: <ul style="list-style-type: none"> <li>• Mixed uses</li> <li>• Night time activities</li> <li>• 'eyes on the street'</li> <li>• Residential opportunities</li> <li>• Lighting</li> </ul>
	<b>PROTECTION AGAINST UNPLEASANT SENSORY EXPERIENCES</b>	Protection from: <ul style="list-style-type: none"> <li>• Wind</li> <li>• Rain/ snow</li> <li>• Cold/heat</li> <li>• Pollution</li> <li>• Dust, noise, glare</li> </ul>	Provide: <ul style="list-style-type: none"> <li>• Wind shelters</li> <li>• Protection from rain</li> <li>• Less pollution by traffic</li> <li>• Noise protection</li> </ul>
	<b>OPPORTUNITIES TO WALK</b>	<ul style="list-style-type: none"> <li>• Room for walking</li> <li>• No obstacles</li> <li>• Good surfaces</li> <li>• Accessibility for everyone</li> <li>• Interesting façades</li> </ul>	<ul style="list-style-type: none"> <li>• Remove obstacles</li> <li>• Facilitate desire lines</li> <li>• Review guard rails</li> <li>• Remove clutter</li> <li>• Improve paving quality</li> <li>• Enhance façade treatment</li> </ul>
	<b>OPPORTUNITIES TO STAND/ STAY</b>	<ul style="list-style-type: none"> <li>• Edge effect/ attractive zones for standing/ staying</li> <li>• Supports for standing</li> </ul>	<ul style="list-style-type: none"> <li>• Increase space</li> <li>• Better detailing of facades</li> <li>• Improve waiting situations</li> </ul>
	<b>OPPORTUNITIES TO SIT</b>	<ul style="list-style-type: none"> <li>• Zones for sitting</li> <li>• Utilising advantages: view, sun, people</li> <li>• Good places to sit</li> <li>• Benches for resting</li> </ul>	<ul style="list-style-type: none"> <li>• Review placing of benches</li> <li>• Allow for spontaneous sitting</li> <li>• Take advantage of the sunny side combined with the view</li> </ul>
	<b>OPPORTUNITIES TO SEE</b>	<ul style="list-style-type: none"> <li>• Reasonable viewing distances</li> <li>• Unhindered sightlines</li> <li>• Interesting views</li> <li>• Lighting (when dark)</li> </ul>	<ul style="list-style-type: none"> <li>• Improve lighting</li> <li>• Enable better orientation</li> <li>• Reduce impact of buses and bus stops on key views</li> </ul>
	<b>OPPORTUNITIES TO TALK AND LISTEN</b>	<ul style="list-style-type: none"> <li>• Low noise levels</li> <li>• Street furniture that provides 'talkscapes'</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce noise levels</li> <li>• Provide better 'talkscapes'</li> </ul>
	<b>COMFORT</b>	<b>OPPORTUNITIES FOR PLAY AND EXERCISE</b>	<ul style="list-style-type: none"> <li>• Create new places to play and exercise</li> </ul>
	<b>SCALE</b>	<ul style="list-style-type: none"> <li>• Buildings and spaces designed to human scale</li> </ul>	<ul style="list-style-type: none"> <li>• Take opportunities to improve facades in some parts of Princes Street</li> <li>• Make use of potential for small units</li> </ul>
	<b>DELIGHT</b>	<b>OPPORTUNITIES TO ENJOY THE POSITIVE ASPECTS OF</b>	<ul style="list-style-type: none"> <li>• Make use of existing potential- sunny edges</li> <li>• Reduce impact of buses in terms of</li> </ul>

	<b>CLIMATE</b>		shadows, pollution and noise
	<b>POSITIVE SENSORY EXPERIENCES</b>	<ul style="list-style-type: none"> <li>• Good design and detailing</li> <li>• Good materials</li> <li>• Fine views</li> <li>• Trees, plants, water</li> </ul>	<ul style="list-style-type: none"> <li>• Remove blockages to views</li> <li>• Improve paving</li> <li>• Increase green / vegetation</li> </ul>

### Stakeholder Review

- 3.5 The draft findings, based on the above analysis, were presented to a group of stakeholders on 29 November 2010. A summary of the session is attached at Appendix 2. The outcome of this meeting informed the final report.
- 3.6 At the stakeholder meeting, around 35 representatives from city centre businesses, residents and elected members were asked to provide feedback on the project, using an anonymous, electronic voting system. There was overwhelming agreement that the Gehl methodology was the correct way to determine how the city centre was performing, with 94% of the attendees agreeing with the approach described. There was also strong agreement on the nature of the key issues facing Princes Street, Rose Street and George Street, and the interlinking streets. There was a widespread acceptance that development of a long term vision was necessary and also a strong consensus that an approach using temporary projects to deliver this vision and test new ideas could work and should be deployed in Edinburgh.
- 3.7 Details of all the results of the voting were captured in the final report.

### The Vision for Princes Street, George Street and Rose Street

- 3.8 Following workshops in 2008, a vision was developed to 'create a place which is increasingly attractive to visitors and meets the needs and aspirations of city residents'. There was recognition that 'it is our responsibility to treasure the World Heritage Site and to do so by embracing the past and enhancing the future'. The challenge is to build on Edinburgh's unique and distinctive assets.....'. The 2008 workshops set out the following vision for the centre of Edinburgh:

**'our city centre - a place to spend time, a place to promenade, a place to meet, and a place to do business, a place to see and be seen, a place to enjoy culture, shopping and entertainment'.**

This vision statement set the context for reinforcing the identities of the three principal thoroughfares in the city centre - Princes Street, George Street and Rose Street (see Appendix 3).

- 3.9 It also underpinned the String of Pearls project detailed in the City Centre Princes Street Development Framework.
- 3.10 Gehl Architects have assembled empirical evidence and proposals as to how the city centre can achieve its full potential. Their approach is centred on creating a 'city of the senses, a place for people', re-introducing the human

dimension to consideration of the city centre's public spaces. A series of general principles and specific measures are recommended. The report focuses on Princes Street, although these principles are transferable to other city centre streets. The recommendations are summarised below.

**Princes Street could be:**

- A pedestrian friendly and lively street
  - Connected to the Gardens
  - Connected to the side streets as special places
  - A place for activities - children's play, sports, eating, socialising
  - A street where movement conflicts are resolved and pedestrians are given priority
  - Easier to cycle
  - Activities at all times- mixed use frontages
  - Inviting to everyone and providing permanent and temporary activities
- A high quality place with outstanding infrastructure with improved paving, quality seating that takes advantage of the views where it can, and utilising lighting of the street, shopfronts and locations of interest.

**George Street could be:**

- A pedestrian friendly and lively street
- A world class street with greater pedestrian priority, increased footways and linked pedestrian spaces through the centre of the street
- Easier to cycle
- Improved by a layout with a central activity/ seating/ furniture zone
- A place that makes the most of the sunny aspect and where trees reduce the windy conditions

**Rose Street could be:**

- Inviting to everyone and providing permanent and temporary activities
- Well-connected between the blocks
- Enhanced by highlighted entrances using the blank gables
- Animated by art and lighting
- A place with greater pedestrian priority, resolving the movement conflicts
- Connected with cleaned up back lanes

- 3.11 The balance of space in the streets allocated to differing modes could shift to favour pedestrian activities extending throughout the day. Changes would include making physical improvements to the street, paving, street furniture and lighting, etc to ensure the environment for people walking around the city centre results in a vibrant place. Every opportunity should be taken to ensure that the right balance of vehicle and pedestrian activity is achieved.
- 3.12 Specifically, the report recommends that the Princes Street experience should be a seamless one where pedestrians have greater priority and can move safely and unhindered to the side streets and gardens. The key junctions/nodes at the West End (with Lothian Road), The Mound and the East End (with The Bridges) should be developed as special places. Differing

zones could be created to cater for activities such as children's play, sport, eating and social interaction.

- 3.13 For George Street, the spatial balance between the traffic and pedestrians could be re-balanced to provide pedestrian priority and take advantage of the sunny aspect of the north side of the street. Parking areas could be reduced to allow widening of the footways. A cycle lane could be introduced. The central space could be released to allow activities to take place and improved provision made for seating with an opportunity to establish a promenade-style sequence of linked spaces.
- 3.14 Rose Street could be better connected with direct crossings between the blocks. Opportunities could be taken to utilise blank gables, improve dull facades and eradicate unnecessary street furniture from the back lanes. The use of art and lighting could all help to animate the spaces.
- 3.15 The final report includes an illustration of Princes Street today and what it could become in the future - rediscovered.

#### **Next Steps**

- 3.16 The approach by Gehl Architects draws on their experience in other cities such as New York and Melbourne. Their work complemented existing strategies to generate a series of projects that would bring change to public space. The proposed next steps for Edinburgh are set out as immediate projects, temporary, medium and long term recommendations.
- 3.17 The report highlights that long term solutions would need to be found at city wide level and would require bigger investments. These include re-thinking the traffic and bus network, and undertaking further studies, for example, based on Gehl's philosophy 'learning by doing'.
- 3.18 Medium term solutions include policy changes to ensure that a mix of uses can occur on the primary frontages, activation of the upper floors and extending the programmes the city already has for festivals, plugging the gaps in the yearly calendar with new programmes.
- 3.19 Temporary short term projects would be important to realising the long term vision. These would test the practical use of key spaces by the public, ensuring that better decisions are made and that the final project has a greater likelihood of success. Temporary projects should be highly visible, implemented quickly and affordable. They should allow a parallel process to take place which requires longer timescales including surveys and time for the development of consensus and capacity building. The city should ensure that future changes bring life to the area first before implementing permanent design solutions.
- 3.20 In progressing the projects, account will be taken of remedial and other works associated with the Tram Project in order to minimise any disruption in the city centre.



## **Action Plan**

- 3.21 It is proposed that Gehl's recommendations are taken forward through an Action Plan that takes into account other work and priorities. This is attached at Appendix 4. Coordination of the Action Plan would be undertaken by a group of senior officers from City Development and Services for Communities. The City Centre Neighbourhood Team has fully participated in the project and supports the measures proposed.
- 3.22 The Action Plan lists the individual actions, the specific aspects of the changes proposed, the anticipated outcomes, who will be responsible and the timescales involved. Many of the actions lie with council departments; however, some projects require input from Essential Edinburgh and others such as the West End Traders' Association. Priorities are being developed for Rose Street by Essential Edinburgh and the Council. These will also be informed by work being commissioned by the Prince's Foundation for the Built Environment. The Foundation's input will be important, ensuring stakeholder issues are addressed in any proposed measures.
- 3.23 Some of the smaller changes and early actions will be addressed by the City Centre Neighbourhood Team. The Team is already planning to remove street clutter and has a project trialling changes to the location and number of waste bins.
- 3.24 There are 11 'immediate steps' dealing with changes that can take place relatively easily. These would assist in setting the scene for longer term changes.
- 3.25 Initially, three temporary projects are proposed. The first is an improvement to the quality and function of the kiosks at the junction of Princes Street and Castle Street to ensure that they provide a positive presence on the street for a longer part of the day. This would require a review of current licensing arrangements. The second proposal temporarily increases the footway on the north side of George Street, between Frederick Street and Castle Street, removing central reservation parking at this location to provide seating and activity space. This would make good use of the sunny aspect of the street and allow more activity to take place. The third proposal is to utilise the increased pedestrian area at the west end of Princes Street at the junction with Shandwick Place. This area has been created from a revised road layout, which, although it may alter with changing road layouts, could provide a space to experiment with new activities. The aim is for temporary projects to be in place by Summer 2011. The effectiveness of the projects would be monitored (see below) and the outcomes reported back to Committee.
- 3.26 Further temporary projects would be identified from the schedule of medium term actions. The decisions to progress new projects would be influenced by the outcomes of the initial temporary projects. However, work towards implementing the medium and long term projects can be started in the meantime.

- 3.27 Gehl Architects recommend that significant shifts in the operation and dynamics of the city centre streets and spaces would need to be considered over a longer period of time. Permanent changes to traffic management would be needed to address the wider movement of traffic and public transport and could affect the project's delivery.
- 3.28 Using the temporary projects allows new arrangements and the operation of the city centre to be tested over a relatively short period of time. Potential benefits, such as providing a better interface between pedestrians and the tram route, can also be tested through this process.

#### **Monitoring and Consultation**

- 3.29 It would be essential to monitor and evaluate the projects against existing data and the operation of the city centre. In addition, the implementation of the action plan will also be monitored. One of the immediate steps would be to establish a protocol and methodology, building on work that Gehl Architects have done to monitor city centre performance elsewhere.
- 3.30 Included in this methodology would be a requirement for public consultation and engagement, essential to ensure a consensus for moving towards permanent solutions in the future.
- 3.31 An early action would be to publicise the work Gehl Architects have completed for the city.

#### **4 Financial Implications**

- 4.1 The temporary projects, by their very nature, would not require significant investment. The majority of funding for these projects would be in staff time, co-ordinating arrangements and processes, working with agencies such as Essential Edinburgh to bring events and external parties to work in partnership with the Council. Many of these projects have already been tested under different agendas, such as tram works or festival activities, and already have mechanisms in place. Some projects may provide revenue generating opportunities by encouraging temporary commercial use of space.
- 4.2 Medium and long term actions would rely on further studies and analysis. Details of the requirements, including financial implications, would be reported to committee at a later date.
- 4.3 Permanent solutions for improving the city centre environment will require significant capital investment. Some smaller scale permanent changes can, however, be addressed through the existing budgets. Investment in a section of Rose Street, for example, has already been identified and linked with developer contributions.
- 4.4 Any net reduction in parking in the longer term as a result of enhanced pedestrian space would have an adverse impact on income to the Council.

4.5 Some projects may, on the other hand, provide opportunities for increased income to the Council, eg from kiosks, markets and temporary events.

4.6 A key part of the monitoring and review process will be to consider potential income losses and gains.

## **5 Environmental Impact**

5.1 Changes to the arrangement of public space would improve the public realm and environment of Edinburgh's city centre. It is also likely to improve air quality through changes in motor traffic movements in the city centre.

5.2 Changes to the city centre would have the potential to affect other areas of the city. Environmental impacts would be considered as part of a project review and monitoring process.

## **6 Equalities Impact**

6.1 The detailed designs would be subject to a full Equalities Impact Assessment.

## **7 Recommendations**

7.1 It is recommended that the Committee:

- a) notes the progress on the project and, in particular, the work of Gehl Architects in their report 'Edinburgh Revisited: Public Space, Public Life';
- b) approves the long term vision for Princes Street, George Street and Rose street set out in Appendix 3; and
- c) approves the City Centre Public Realm Action Plan attached at Appendix 4.

**Dave Anderson**  
Director of City Development

---

### **Appendices**

- 1. Gehl Architects philosophy and its application in Edinburgh
- 2. Summary of the stakeholder review on 29 November 2010
- 3. City Centre Public Realm Vision
- 4. City Centre Public Realm Action Plan

### **Contact/tel/ Email**

Karen Stevenson- 0131 469 3659 [karen.stevenson@edinburgh.gov.uk](mailto:karen.stevenson@edinburgh.gov.uk)

**Wards affected** City Centre

**Single  
Outcome  
Agreement**

Supports National Outcome 1: We live in a Scotland that is the most attractive place for doing business in Europe.

Supports Edinburgh Outcome: Edinburgh is a thriving, growing city with a high quality of life and environment and a prosperous economy.

Supports National Outcome 10: We live in well-designed, sustainable places where we are able to access the amenities and services we need.

Supports National Outcome 12: We value and enjoy our built and natural environment and protect it and enhance it for future generations

Supports Edinburgh Outcome: Edinburgh's natural and built environment is supported and enhanced.

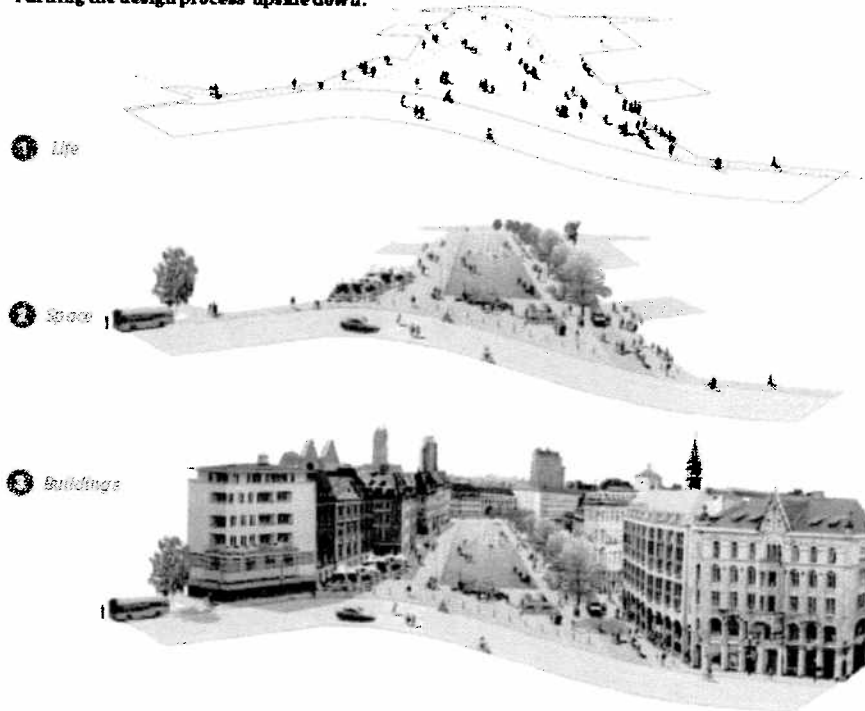
**Background  
Papers**

- 1 Public Space, Public Life, Project Edinburgh, 2008
- 2 Report to Policy & Strategy Committee 23 March 2010 "City Centre and Princes Street Public Realm: Update"
- 3 'Edinburgh Revisited: Public Space, Public Life', Gehl Architects, 2010

## Our method

*The study of people's well-being lays the foundation for the formation of our strategic planning and design work: First life - then space - then buildings.*

**Turning the design process upside down:**



Gehl Architects have developed a process that ensures the highest standards for city development. The study of people's well-being lays the foundation for the formation of strategic planning and design work. They utilise the empirical survey and mapping methods that Professor Jan Gehl has developed, which explore the way urban areas are used. These empirical and analytical methods inform their work throughout the process.

Design solutions begin with formulating a vision and comprehensive programme of activities based on the type of life- its activities and attractions- that are inherent in a given area. The next step is to develop a public space network that can support the public life through scale, form and climate. Finally, they consider how buildings can contribute to aspirations for public life in terms of height, massing and scale as well as their functions and interaction with the public realm.

# Princes Street and the City Centre Public Space

Review

29 November 2010

## Welcome and Introduction Dave Anderson

Following on from Jan Gehl's Public Spaces Public Life report in 1998 various events since then have highlighted the problems and issues affecting the city centre, including concerns about the quality of the public spaces. At the festival of Place in 2008, Sir Terry Farrell found that 81% of those attending his event thought that the quality of place and economic growth are linked, and that 95% wanted Princes Street to be one of the best promenades in the world.

We know that the city centre is not achieving its full potential.

## PUBLIC SPACES - PUBLIC LIFE

EDINBURGH 1998

First Impressions concerning Potentials and Problems



GENI Architects Urban Quality Consultants, Copenhagen

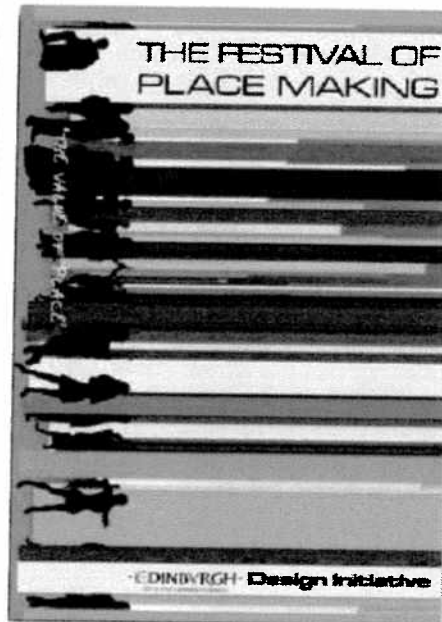
Executive Summary  
July 2007



### Princes Street

PRINCES ST: Just a shopping street  
or much much more?

## THE FESTIVAL OF PLACE MAKING



## Public Space Public Life

10th May 2008

projectedinburgh  
•••••

•EDINBURGH•  
YOUR COUNCIL - YOUR FUTURE



In January 2010 we invited a stakeholder group to highlight the issues affecting the city centre. Stakeholders felt a change was needed- a focus on developing the city centre as a place. When asked what success looked like stakeholders referred to images where pedestrians dominate the use of spaces.

There was overwhelming agreement that the Council had captured all of the key issues facing the city centre from these sessions.



**PRINCES STREET and the CITY CENTRE PUBLIC REALM WORKSHOP**  
29<sup>th</sup> JANUARY 2010

## Presentation from David Sim- Gehl Architects

### Public Spaces- Public Life Refresh

David Sim, Director with Gehl Architects, revisited the report they prepared for the Council in 1998. The presentation provided a candid reflection on the city centre including its potential and problems. The work has applied a methodology the company uses internationally. The focus is on people and how they use places. For this study of Edinburgh the experienced based analysis of the city centre was supported with empirical evidence from site surveys and statistics.

There was overwhelming agreement that the Gehl methodology is the correct way to determine how the city centre is performing with 94% of attendees agreeing with the approach David described. Furthermore there was strong agreement on the nature of the key issues facing the Princes Street, Rose Street and George Street, and the interlinking streets.

David set out a series of recommendations for the city centre and suggested the use of temporary projects as a way of testing the ideas and long term vision. This approach was used in New York and Melbourne, where Gehl Architect's work has been integral to a much longer and more detailed programme for bringing changes to public spaces in these cities. There was strong consensus that this approach of temporary projects could work in Edinburgh with 91% agreeing they represent a way forward. Likewise there was widespread acceptance that development of a long term vision is necessary, and support for the recommendation that a more co-ordinated one-stop approach for city centre space issues could be worth considering.



#### Question 9 Could temporary projects be a way forward in Edinburgh?



## Conclusions and Summary

Dave Anderson and Councillor Gordon Mackenzie

The study undertaken by Gehl Architects has provided the Council with an empirical base to understand how the city is currently performing. This will now enable the development of an action plan on a consensual basis.

Questions from the floor congratulated the work undertaken by Gehl Architects and welcomed the ideas and approach taken. David Sim confirmed that seeing the benefits from small incremental changes was a key part of the process. Further evidence base information was essential to enable a full understanding of the impacts of any changes. Success was achieved in New York by bringing apparently conflicting groups together by ensuring changes are linked to an ongoing programme of events which provide reasons for people to be there.

Bringing Gehl Architects back to refresh their report demonstrates the Council's commitment and intent. The findings reinforce the clear correlation between good public places and good economic performance. The ideas presented make it easier to see the benefits to investment in public realm rather than seeing a maintenance liability. The Council will take up the challenge and aim to do better for these public spaces to create welcoming and engaging places.

### **Appendix 3**

#### **City Centre Public Realm Vision**

The following presents the vision in the form of more detailed identities for each key street, recognising their unique role in the city centre.

**PRINCES STREET** is an 'iconic' street in an extraordinary setting. It is Edinburgh's premier street.

Our vision is based on re-creating this world class street as a magnificent promenade in a form that responds to the presence of the castle and gardens and allows people to appreciate both the bustle and tranquillity of Princes Street.

Updating the street for both the city and its visitors will allow people to appreciate the best cultural experiences, Edinburgh Castle, Princes Street gardens, famous galleries, hotels and shops, as well as allowing the street to accommodate a range of functions and activities.

**GEORGE STREET and THE WEST END (including Charlotte and St Andrew Squares)** is Edinburgh's set piece of classical symmetry, the 'spine' of the First New Town.

The vision will maintain George Street as a destination place with a public realm that allows people to enjoy the range of functions and activities in a leisurely manner.

Access will be maintained to support the retail offer and increased at night to support the thriving evening and night time activities.

**ROSE STREET** is at the 'heart' of the city centre.

The future of Rose Street lies in reinforcing its role as a pedestrian environment and as the fast communication link from the west end to the east end and can provide the links between the main streets of the city centre and develop it as a place for small businesses.



## Appendix 4

### City Centre Public Realm Action Plan

#### Immediate steps

Project	Details	Outcomes/ issues	Lead	Support	Timescale
1	Communications/ public event.	Council to present the project and concept being considered for Princes Street.	CEC - CCD	/	April 2011
2	Re- sequence crossing times and improve crossing widths.	Review 'green man' times to increase pedestrian priority and the areas where pedestrians can cross (in the context of the tram project).	CEC - CCD	/	Start summer 2011
3	De-clutter George Street, followed by Hanover Street, Frederick Street, Rose Street and Princes Street.	Remove all redundant poles, signs, furniture and features.	CEC - SFC	/	Start March 2011
4	Identify and address worst puddles in the footways.	For example- Princes Mall and George Street crossings.	CEC - SFC	/	Summer 2011
5	Implement changes to vehicle management in Rose Street.	Building on the changes being considered between Hanover and Frederick Street, restricting access times.	CEC - SFC	/	Summer 2011
6	Extends opening hours for shops.	Review and extend the opening hours of shops particularly in the evenings.	Essential Edinburgh	CEC	Summer 2011
7	Establish blueprint for Rose Street.	Take forward the Princes Foundation for the Built Environment study.	Essential Edinburgh	CEC	June 2011

			projects and initiatives will develop (see medium term below).			
8	Revise the lane accesses into the Assembly Rooms to grade with the footway.	Phase in with the improvements to the Assembly Rooms.	Improve pedestrian quality.	CEC - SFC	CEC	June 2011
9	Review and monitoring of temporary projects.	Establish protocol for monitoring and review of projects, providing existing modelling etc.	Ensure the temporary projects can be evaluated and decisions taken on their continuance.	CEC - CDD	/	April 2011

#### Initial temporary projects

	Project	Details	Outcomes/ issues	Lead	Support	Timescale
1	Castle Street.	Increase kiosk presence eg 7am to 10pm and consider temporary kiosk design options.	Increase presence on the street and improve the quality.	CEC - CDD	Essential Edinburgh	April to September 2011.
2	North footway of George Street- Frederick to Castle Street section.	Temporarily extend pavement to allow use of the additional space for pedestrians. Parking would be relocated.	Animate the space and increase pedestrian quality.	CEC - CDD	/	April to September 2011
3	Rutland Place.	Utilise the existing and additional footway space at the head of Shandwick Place (responding to changes in arrangements).	Animate the space and increase pedestrian quality.	CEC - CDD	West End Traders Assoc.	June 2011 to September 2011

#### Medium term projects

	Project	Details	Outcomes/ issues	Lead	Support	Timescale
1	Management of city centre spaces.	Consider management/ overview of services and	A single point of contact for the management of	CEC - SFC		2012

		potential for someone to be 'quality police'.	public spaces.			
2	Temporary summer/ winter activities and events.	<p>Consider programmes for sections of the street to facilitate festival and other activities:</p> <ul style="list-style-type: none"> <li>• Festival (summer and winter) on Princes Street between Waverley Bridge and The Mound;</li> <li>• Summer weekend in George Street- temporary occupation of one section</li> <li>• Schedule of events for Rose Street;</li> <li>• Temporary summer opening of Charlotte Square (outwith the book festival).</li> </ul>	<p>Improve the pedestrian environment and animate the spaces.</p> <p>Would require alternative traffic and transport measures (as above) and take account of other development requirements.</p>	CEC - CDD	/	December 2011
3	George Street- Frederick Street to Castle Street.	<p>Establish opportunities for creating pedestrian space in the centre of George Street and relocate parking.</p>	Animate the space and increase pedestrian quality.	CEC - CDD	/	December 2011
4	South St David Street- Rose Street to Princes Street.	Utilise as temporary events space.	Animate the space.	CEC - CDD	/	July to September (festival) 2012
5	Princes Street between Hanover Street and South St David Street.	Utilise as temporary events space extending to include the summer and winter festivals.	Animate the space.	CEC - CDD	/	July to September 2012
6	South Pavement on Princes Street between North	Continue the temporary extension of the pavement	Increase pedestrian space.	CEC - CDD	/	August to December

	Bridge and Waverley Bridge.	being established during the improvements to the station.				2012 (following Waverley steps construction).
7	Introduce count down crossings.	Pursue funding for alterations to signalised junctions in the city centre.	Improve the pedestrian environment.	CEC - CDD	/	2013
8	Urban quality studies- <b>Princes Street.</b>	<ul style="list-style-type: none"> <li>Investigate opportunities for improved facilities and access arrangements between Princes Street and Princes Street Gardens;</li> <li>Consider potential for mixed uses at ground floor level and implications for planning policy.</li> </ul>	<p>Animate the space.</p> <p>A more active street frontage for longer periods.</p>	CEC - CDD	/	2012
9	Urban quality studies- <b>Rose Street.</b>	<p>To include:</p> <ul style="list-style-type: none"> <li>Establish direct crossings between the blocks;</li> <li>Utilise the blank gables at the entrances to the lanes;</li> <li>Improve the quality of the back lanes- remove/ manage the bins;</li> <li>Improve temporary scaffolding arrangements;</li> <li>Continue to deliver smaller units with new development proposals;</li> <li>Utilise art and lighting to animate the spaces.</li> </ul>	Deliver the blueprint for Rose Street (see 7 immediate actions above).	CEC - CDD	Essential Edinburgh	2012-15
10	Urban Quality Studies-	Blueprint to include:	Establish a blueprint for	CEC - CDD	/	2012-15

<b>George Street.</b>		<ul style="list-style-type: none"> <li>Review the parking alongside the footway or in sections of the central zone;</li> <li>Introduce a cycle lane;</li> <li>Increase the footway width;</li> <li>Consider walking route through the central space;</li> <li>Establish activities/ seating/ furniture zone in the central space;</li> <li>Trial the introduction of trees to mitigate the windy conditions.</li> </ul>	George Street. Review of parking required.		
-----------------------	--	---	--	--	--

#### Long term projects

1	Project	Details	Outcomes	Lead	Support	Timescale for completion
2	Review the city wide bus network/ bus provision.	Consider the routes that access Princes Street and consider long term use of alternatives. Consider alternative bus types.	Improve the quality of the street environment.	CEC - CDD	Bus operators	2015
3	Establish gateway spaces on Princes Street.	West end/ Mound/ East end	Improve pedestrian quality	CEC - CDD	/	2015
4	Establish a network of cycle routes.	Network, signage, dedicated lanes and markings Delivery of the Active Travel Action Plan. Cycle friendly city network.	Improve facilities for other modes of transport.	CEC - CDD	Cycle Forum	2012-15