



# Edinburgh St James Leith Street Stakeholder Engagement

March 2017

G3740-MW-027 rev B



# Edinburgh St James - Overview

- 1.7 million sq ft development
- 850,000 sq ft of retail space
- Up to 150 new homes
- Deluxe multi screen cinema
- 5\* Luxury hotel & 30 new restaurants
- Refurbished and extended John Lewis
- 3 new civic spaces
- Improvements to streetscape of surrounding area
- 3000 permanent jobs for the City
- >1000 construction jobs at peak





# Overview of Proposed Street works

## Leith Street

- Diversion & renewal of water main
- Diversion & upgrade of gas infrastructure
- New foul and surface water drainage
- Re-aligned & upgrade of public footpaths
- New cycle ways and Bus Stops
- New road profiles and construction

## Picardy Place

- New road alignment and finishes
- Creation of development site

## Elder Street

- Junction improvements
- New alignment and road finishes
- Improved footways

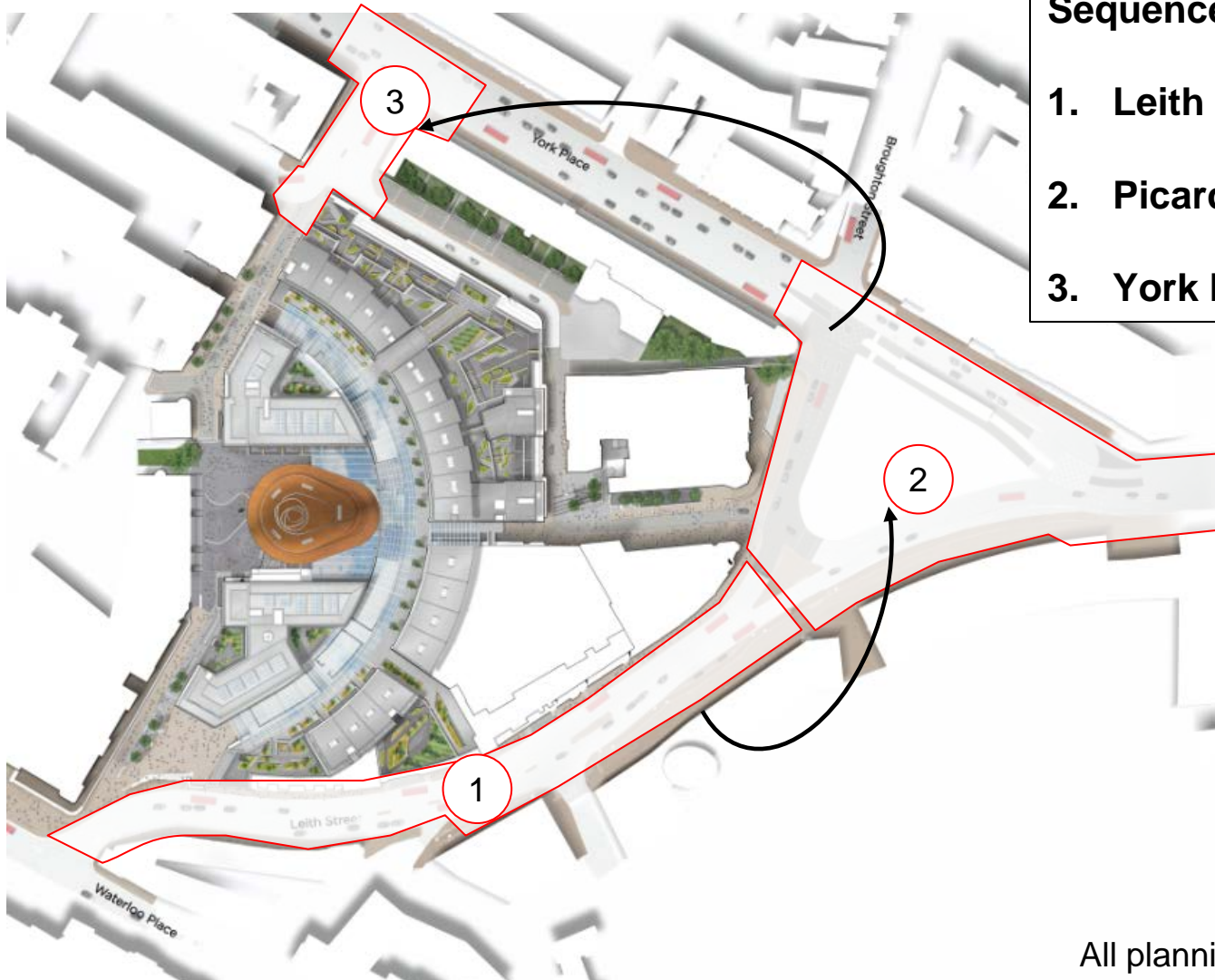


## Overview – Leith St – Register Sq





## Street works - Sequencing



### Sequence of Works

1. Leith Street
2. Picardy Place
3. York Place/ Elder Street

All planning to go through TMRP

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## Key issues for consideration

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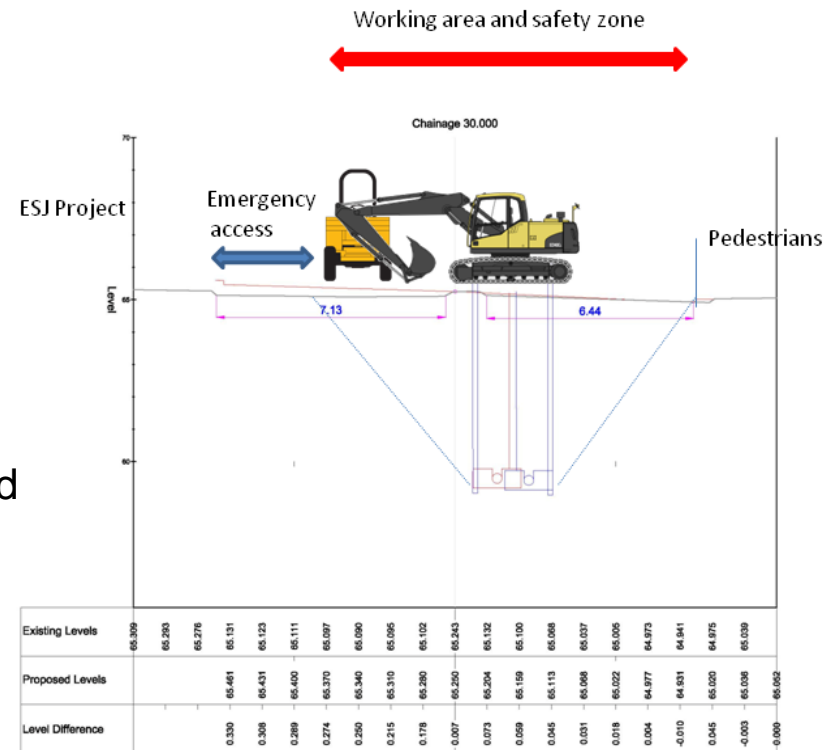
- Safety of workforce and general public
- No viable alternative to closure of Leith Street for Drainage works (for deep sections only)
- Maximise works in single site vs multiple, sequential, prolonged works and TM changes
- Lessons learned from previous projects
- TMRP recommendation for closure
- Closure between Calton Road & Waterloo Place only
- Local business and servicing maintained via Greenside Row and Calton Road
- Stakeholders included Lothian Buses, Emergency Services, Essential Edinburgh
- £6million investment in re-construction of Leith Street, including upgrading of Utilities, Cycle and pedestrian facilities (Section between Calton Rd & Waterloo Place complete after proposed closure)
- Leith St work timings & duration critical to Edinburgh St James programme

## Leith St between Calton Road and Waterloo Place



# Constraints around Undertaking Leith Street Works Safely

- Depth of excavation (up to 6m)
- Alignment of sewer
- Existing Utilities
- Safety exclusion zone critical
- No space to accommodate adjacent lane
- Alternative methods not feasible due to risk of:
  - Deep excavations at 9 chambers still required
  - Hitting obstructions – reactive TM required
  - Programme over run
  - Close working proximity





# Leith Street – Detail

## Street works

£6M investment in Leith Street through ESJ Project

- True city street with active frontage
- Central reservation removed
- Road Geometry - re-profiling to improve levels and flexibility
- footpath widening and enhanced finishes
- Improved pedestrian crossings
- Cycle lanes extended to Calton Road
- Bus stops



Yorkstone paving



Granite kerbs & paving



## Leith Street – 3D visuals



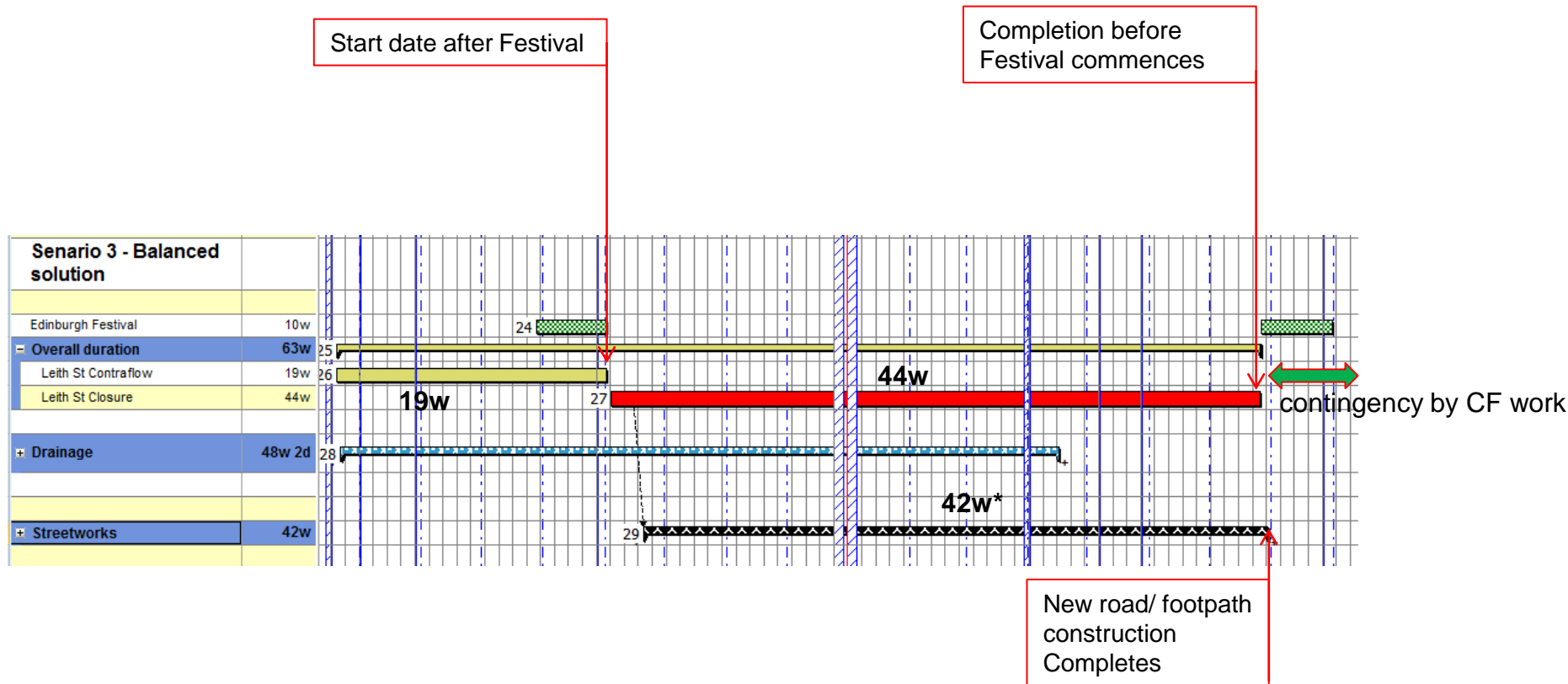
View down Leith Street from Greenside Row

View up Leith Street from Greenside Row



Images extracted from BIM model, subject to CEC approval

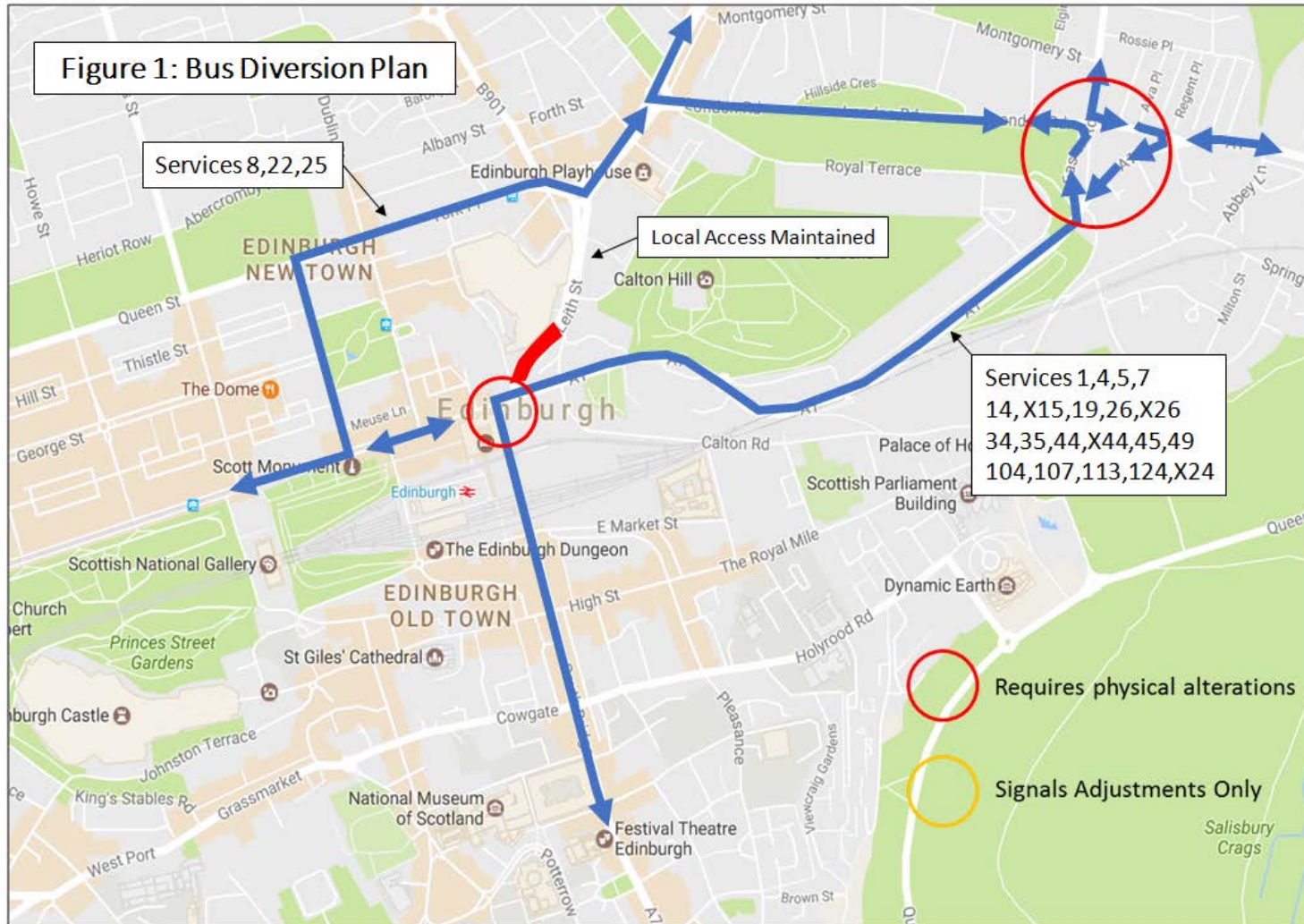
# Leith Street Closure – Programme implications



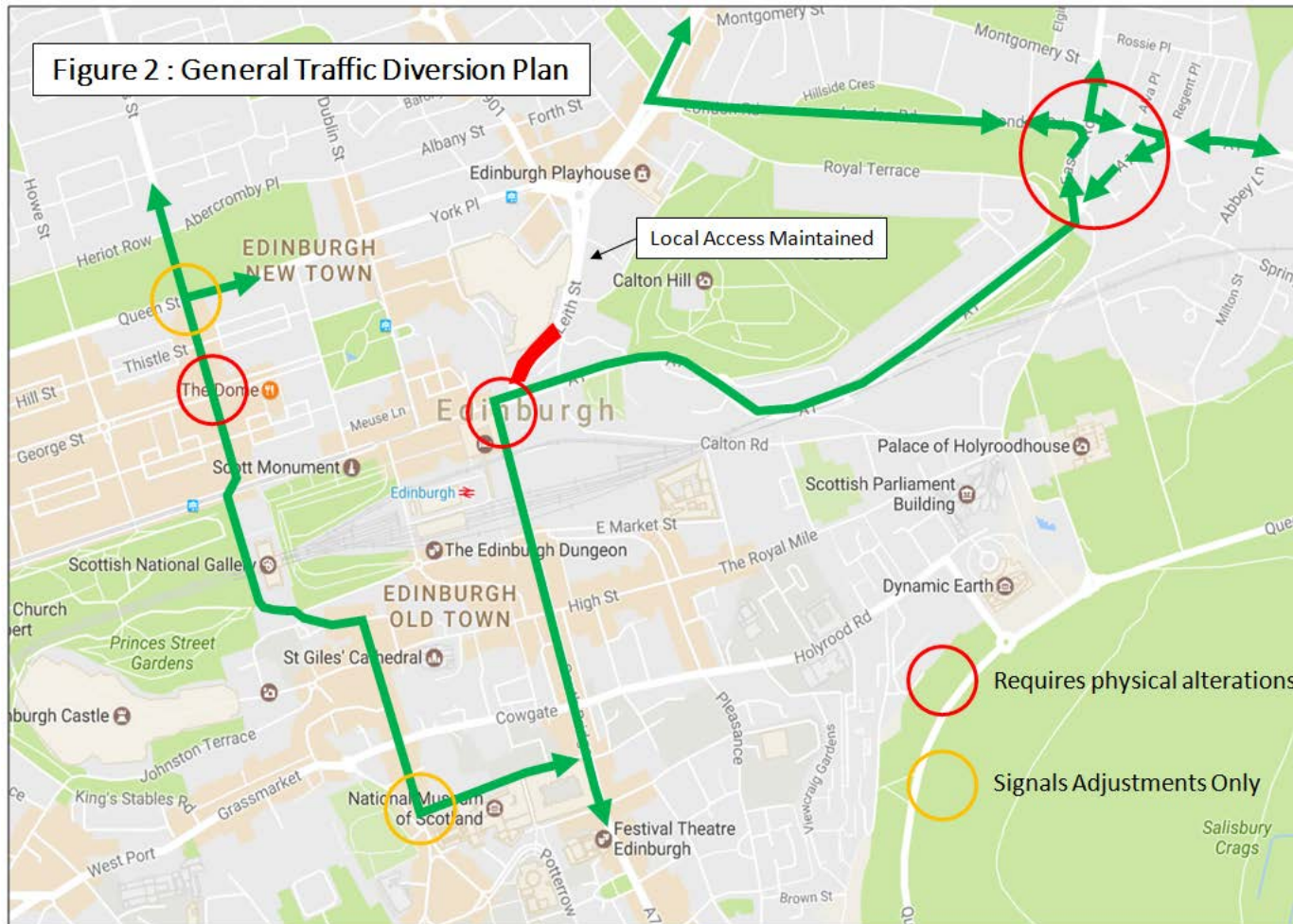
Note - All durations are 'working' weeks. Overall durations are subject to construction holiday periods



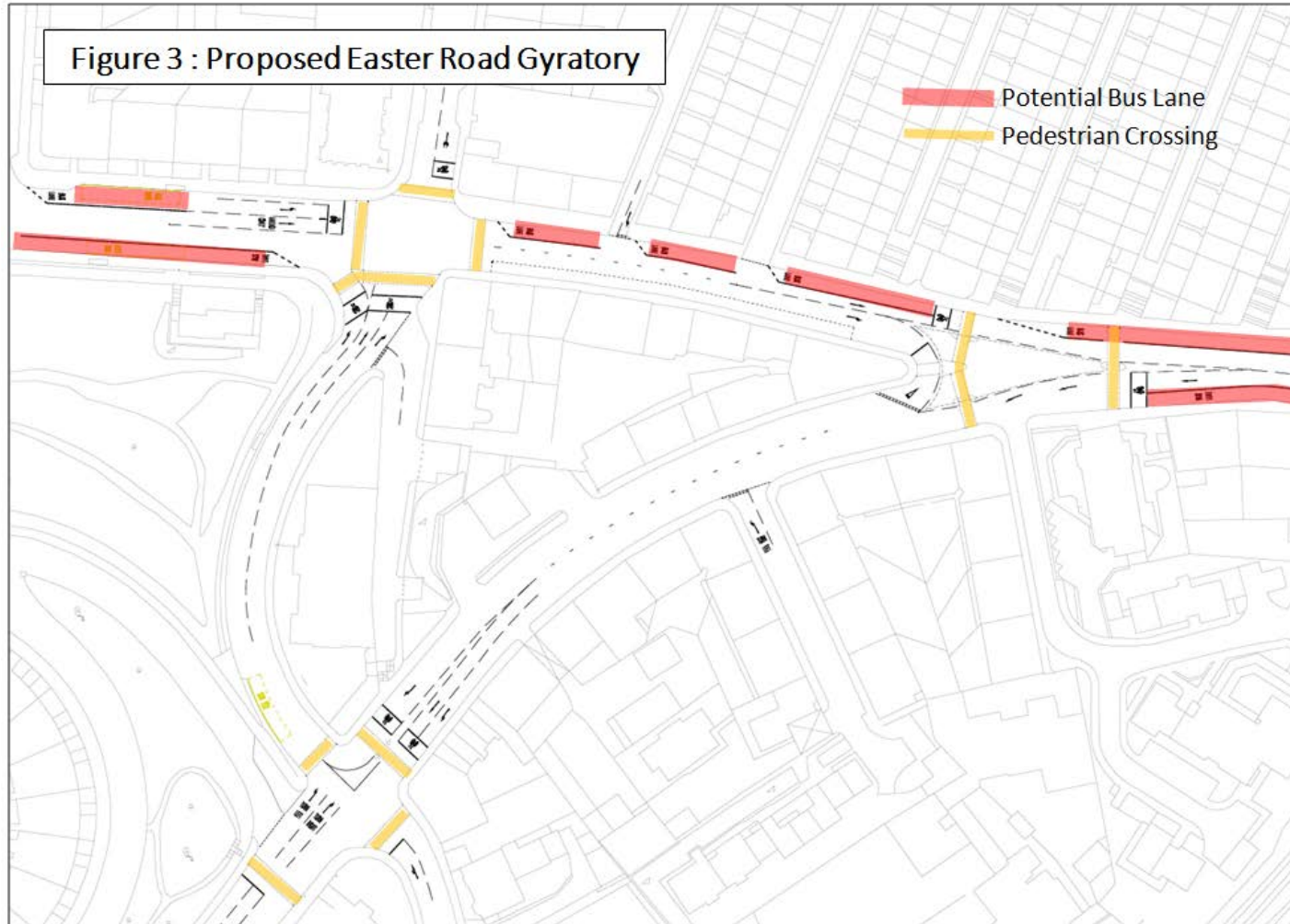
# Proposed diversion route – Public Transport



## Proposed diversion route – General traffic

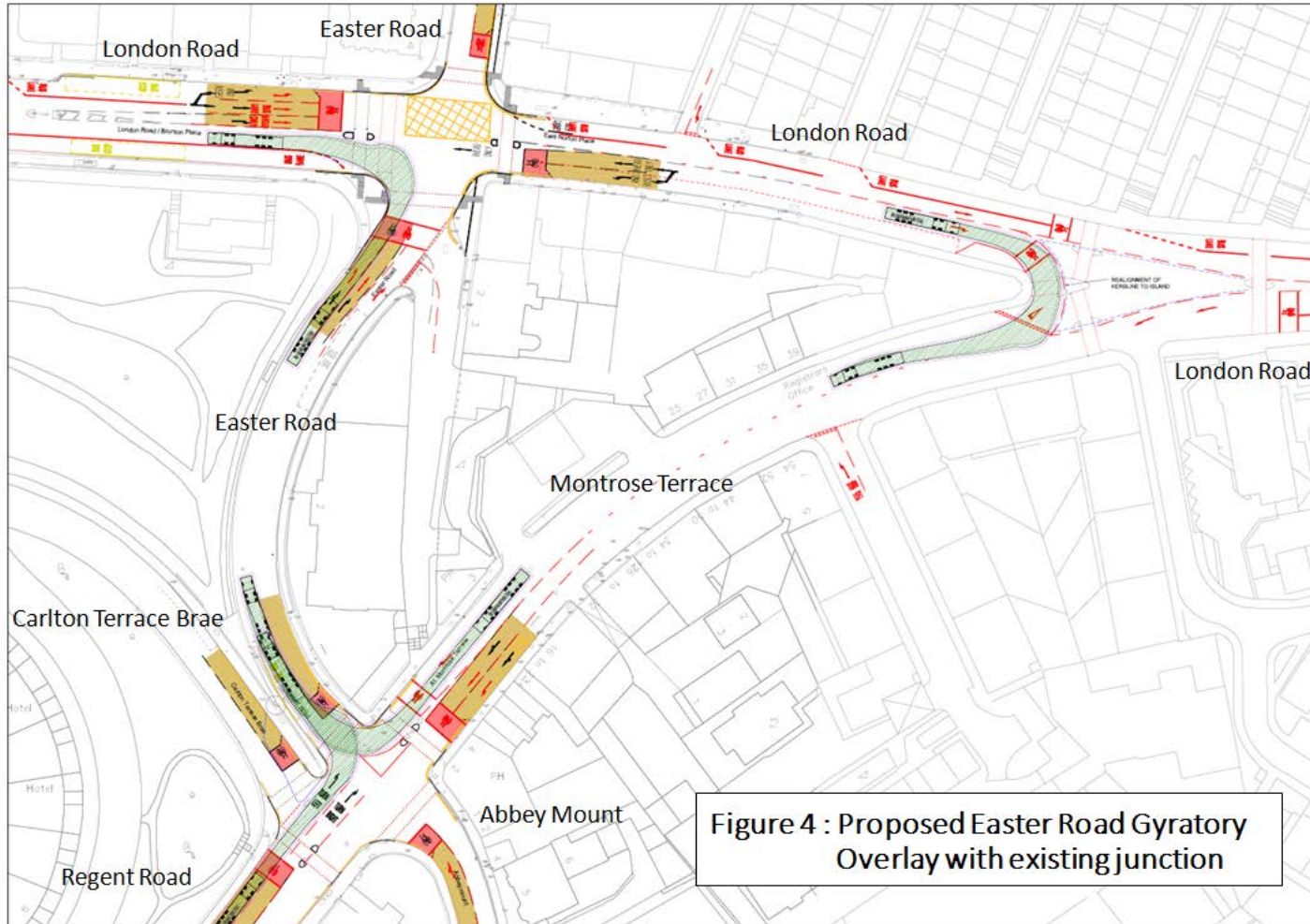


## Proposed diversion route – Easter Road Gyratory





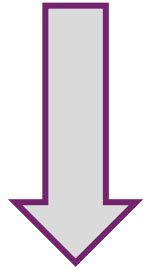
# Proposed diversion route – Easter Road Gyratory



# Leith Street Stakeholder engagement

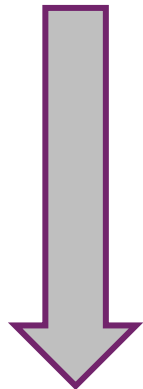
Feb 2017

Tier 1



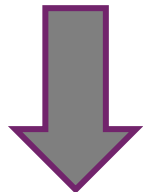
- ❖ **Convener and Vice-Convener of Transport and Environment Committee** (Cllr Hinds and McVey)
- ❖ **City of Edinburgh Council Leader** (Cllr Burns) and **Deputy Council Leader** (Cllr Ross)
- ❖ **Transport spokespeople** for other parties (Robert Aldridge, Nigel Bagshaw and Nick Cook)
- ❖ **City Centre Councillors** (Joanna Mowat, Alasdair Rankin and Karen Doran)
- ❖ **Leith Walk Councillors** (Angela Blacklock, Lewis Ritchie, Marion Donaldson and Nick Gardner)

Tier 2



- ❖ **Media**
- ❖ **Community Councils**
- ❖ **Leith Street businesses and residents**
- ❖ **Transport for Edinburgh, Lothian Buses, Edinburgh Trams**
- ❖ **Representatives for Edinburgh taxi trade**
- ❖ **Freight operators Association/Road Haulage Association**
- ❖ **Living Streets & Spokes**
- ❖ **Others**

Tier 3



- ❖ **Information Forum for wider Leith Street and surrounding area businesses and residents**
- ❖ **Wider Edinburgh business community via Essential Edinburgh**

**CEC Transport and Environment Committee**