

EDINBURGH ST JAMES

Public Realm Strategy

December 2014

Prepared by Optimised Environments

Edinburgh St James

Public Realm Strategy

Client: TIAA Henderson Real Estate
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This document is submitted in support of an application for approval of reserved matters specified in conditions relating to outline application 08/03361/OUT. Specifically it relates to approval of reserved matter 23 (xvii) hard and soft landscape details which shall include

- a) The location of new trees, shrubs and hedges;
- b) A schedule of plants to comprise species, plant size and proposed number / density;
- c) Programme of completion and subsequent maintenance;
- d) Other structures, such as street furniture;
- e) A detailed strategy and timetable for the delivery of public realm.

The following chapters will provide information on the proposals and explain the approach that has been developed in order to provide a new, legible, vibrant and enticing series of streets and spaces that draws influence from the adjacent city characters.

Project: Edinburgh St James
Document: Public Realm Strategy
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1. introduction

St James is located on the junction of several Edinburgh City Centre urban characters offering an opportunity to create a new type of public realm that draws inspiration from each. Whether it is the legibility of the typical New Town 'block' or the most appropriate materials and best examples of detailing drawn from adjacent areas, this new series of streets, routes and spaces should not be pastiche, but should provide a new, respectful layer adding to Edinburgh's rich chronology of public realm.

The following chapters explain the public realm approach for Edinburgh St James. This starts with an appreciation of the project context and moves to define how the public realm responds to this. Having defined an overall public realm 'masterplan' each of the routes, streets and spaces are described in further detail.

This document should be read in conjunction with the detailed public realm plans.



Broughton Street

Leith Walk

Picardy Place

York Place

Queen Street

Calton Hill

St Andrew's Square

'Register Quarter'

Leith Street

Waterloo Place

George Street

Princes Street

Waverley Station

North Bridge

North
↑

2. context

This chapter outlines some of the most significant contextual considerations relating to the public realm proposals at Edinburgh St James. This includes both planning / policy / designations and physical. This collected information has influenced the public realm proposals for Edinburgh St James, with each aspect being considered and balanced in order to create an appropriate, legible and enticing environment.

2.1 Policy, guidance, planning & designations.

The following policy, guidance and planning / historic designations have been considered during the development of public realm proposals for Edinburgh St James. While each may have further reaching influence on the development, the notes below highlight specific relevance to public realm.

2.1.1 The consented scheme and public realm

The consented outline scheme (08/03361/OUT) sets the spatial arrangements the streets, routes and spaces associated with Edinburgh St James. The approach to the key spaces are described within the Masterplan Report, giving an indication of approach and quality. The Design Statement (Document 7) sets out Design Principles which describe:

- ***A hierarchy of safe public routes;***
- ***A family of quality public spaces.***

This Public Realm Strategy document looks to build on these Design Principles providing further information on issues such as an overall approach, hard / soft materials, street furniture, lighting and public art.

2.1.2 The New Town Conservation Area

The Edinburgh St James site falls within the New Town Conservation Area which was originally designated in 1977, after the current St James Centre was completed. The New Town Conservation Area Character Appraisal, approved in 2005, provides some guidance on public realm, but also refers to ‘The Edinburgh Standard for Streets’ and ‘The Old and New Towns of Edinburgh World Heritage Site Management Plan 2011 - 2016’.

Key points relating to public realm within the ‘New Town Conservation Area Character Appraisal’ include the following:

- ***‘The designed relationship of stone buildings, pavements and setted roads gives a disciplined unity and cohesion to the conservation area.’***

Mentioned as one of the Townscape Essential Characters, this simple description of the relationship between buildings and street materials is a key consideration for streets and routes at Edinburgh St James. It is worth considering however that the streets and routes at Edinburgh St James will be either new insertions or reinterpretations of established routes that have been degraded over the last fifty years. While the simple hierarchy of pavements and setted roads could still be applicable, there is perhaps opportunity for a contemporary interpretation of this arrangement.

- ***Street surfaces and streetscape design***

This chapter describes the proportion, detailing and materials used for streets and pavements within the New Town Conservation Area. The typical approach of parallel-sided carriageways defined by whin or granite drainage channels and kerbs is outlined, and the simple materials of

sandstone flag paths and setted streets described.

Under the heading ‘Street Furniture’ the ‘plethora of street signs, guard rails, parking meters and road markings’ are highlighted as being elements that ‘visually detract from the elegant layout of the Conservation Area’.

This chapter suggests a simple, clutter free approach to streets. These guiding principles could be used to help create a legible series of routes that allow people to move through and around Edinburgh St James.

- ***Opportunities for enhancement***

Within this chapter, aims for the enhancement of the New Town Conservation Area are set out. These include some that relate directly to public realm. These include the improvement of pedestrian linkages, the preservation of a sense of place and the importance of ‘rigorous and exacting’ maintenance regimes.

Under the heading ‘Public Realm’ this chapter also describes the importance of the use of high quality materials, and that ‘temporary layouts using cheap materials should be avoided’.

These points will collectively direct the approach for the design of the proposed public realm at Edinburgh St James towards that of simple, high quality public realm that will stand the test of time. This can be achieved not only through the selection of high quality materials, but also through robust, elegant detailing and consideration of the layout of streetscape elements.

2.1.3 The Old and New Towns of Edinburgh World Heritage Site Management Plan 2011 - 2016

The World Heritage Management Plan describes the importance of public realm within the World Heritage Site and the opportunity to enhance the Site’s outstanding universal value as both a setting for the historic buildings and as a venue for activities that enliven the Site.

The Management Plan also highlights the historic fabric of the streets and the quality of elements such as setted carriageways, whin kerbs and features such as horonized paving which all add to the character of the World Heritage Site.

The Management Plan also highlights some priorities for public realm within the World Heritage Site. These include:

- Mapping and guidance on the use of high quality materials;
- City dressing to enhance the public realm during key events;
- Lighting strategy to transform the urban area through the perception of the space by night, enhancing key routes, user safety and enliven public spaces;
- De-cluttering of the streets to ensure ease of pedestrian movement, aid visual order, maintenance and servicing;
- Maintenance and management;

- The facilitation of a coordinated approach to public realm across the city.

It is worth noting that while the impact on the outstanding universal value should be a consideration for public realm, more specific guidance is provided through other documents such as ‘The Edinburgh Standards for Streets’.

2.1.4 The Edinburgh Standards for Streets

The Edinburgh Standard for Streets is Supplementary Guidance produced by City of Edinburgh Council relating specifically to streetscape design in Edinburgh. It sets out aspirations, principles and design guidance, and includes delivery processes.

The document explains the importance of Edinburgh’s streetscape, and its role in reinforcing the city identity, focussing activities and facilitating movement.

As this is perhaps the most focussed guidance on streetscape design for Edinburgh, it has been fully considered in the development of the public realm proposals, in particular the streets and routes associated with Edinburgh St James.

While all principles described within the document have been considered, Principle 1 highlights the importance of material choice and detailing within the World Heritage Site which is of particular relevance to Edinburgh St James.

While the document specifically relates to streets, there is a paragraph relating to wider public realm such as squares and public spaces.

‘In areas outside or adjoining the public street, such as squares and public spaces, there are opportunities to introduce a wider variety of materials and paving styles that respond to modern design proposals. However these should relate clearly to adjoining street footway paved areas in their general arrangement and there will be a presumption for the use of natural paving materials in key public spaces.’

This suggests that while there should be a legible framework of streets and routes throughout Edinburgh St James, spaces such as St James Square could become more contemporary in nature assuming they maintain a high level of material and design quality.

2.1.5 Listed buildings

There are two listed buildings within the Edinburgh St James red line boundary, each of which are subject to their own planning submissions submitted on 12th December 2014. These are 27-31 James Craig Walk and St Andrew’s Hall.

The public realm proposals will consider the setting of these buildings, but it is important to note that this will be in the context of a wider coordinated public realm proposal.

2.1.6 Adoption and adoptable design

The public realm at Edinburgh St James should take consideration of

adoptable standards throughout. The red line boundary includes both adopted and private areas, but all external spaces will, where appropriate, be designed to adoptable standards. This offers future flexibility and helps ensure a level of quality is achieved throughout. Documents such as the CEC’s ‘Road Construction Guidelines for Development’ provides guidance on the performance of surfaces and the coordination of details.

2.1.7 Summary

From reviewing the information gathered, there are recurring themes that have influenced the public realm proposals. These include:

- *The use of quality materials, natural stone where possible;*
- *The creation of simple, legible streets that are influenced by the historic New Town context;*
- *The possibility of adopting a more contemporary approach to spaces and squares that use a high quality palette of materials and standard of design;*
- *Avoidance of clutter and a rational approach to the layout of streetscape elements;*
- *Creating streets, routes and spaces that are comfortable, safe and attractive for people to move through and remain within;*
- *The development of an appropriate lighting scheme;*
- *Consideration of the future maintenance and management of the public realm.*

2.2 The site

The characteristics of the site have been described in detail within the documentation submitted for the outline planning application. There are some aspects of the existing site that will directly impact on the design of the public realm.

2.2.1 Context

Edinburgh St James is located on the convergence of several key routes and views; George Street, Leith Walk and The Bridges. Each of these have a distinctive public realm character that could influence the proposals for Edinburgh St James. In order to create a clear, legible approach to public realm for Edinburgh St James, the streets and routes of the New Town have been referenced and influence the proposals for the streets, routes and spaces. This is described in greater detail in subsequent chapters of this document.

2.2.2 Topography

The public realm levels at Edinburgh St James vary greatly across the site. Levels at key points include:

- **+55m** at the bottom of Little King Street. (Building level +0)
- **+62m** at the top of Little King Street. (Building level +1)
- **+67m** at Register Square. (Building level +2)
- **+67m** at Multrees Walk. (Building level +2)
- **+72m** at St James Square. (Building level +3)

With each of the main spaces at a different level, the routes that connect them are constrained in terms of gradient, with James Craig Walk, Elder Street and Little King Street all rising at approximately 1:10 - 1:12. The adjacent context and tie-in points with other routes and spaces restricts what can be done to reduce the gradients along these routes. Where possible, seating opportunities, discreet handrails and landings will be incorporated to enhance the comfort of these routes, but the treatment will be that of a typical Edinburgh street.

Each of the levels noted relates to a floor level within the Edinburgh St James architecture. It is possible to negotiate an accessible route between the various external levels from within the buildings using the Galleria and routes through St James Square and Little King Street.

2.2.3 Existing public realm

The quality and condition of the existing public realm at Edinburgh St James is generally poor and not in keeping with the adjacent city centre public realm character. Materials are predominantly man-made with some Caithness stone used along Elder Street. Generally, there is little that should be retained or referenced within the proposals, but the following are noted:

- **Cathedral Lane:** An existing setted lane that is retained within the proposals.
- **Register House retaining wall:** Defining the boundary between James Craig Walk and Register House, the interface and treatment of this wall is to be carefully considered through the public realm proposals.

With little historically intact or quality public realm to reference, there is an opportunity for the public realm proposals to add a new layer within the Edinburgh St James chronology while considering the wider public realm context.

2.2.4 Existing vegetation

While the majority of the site is hard, there are some areas of existing soft landscape. This includes:

- **Shrub planting:** There are four areas of shrub planting including a small raised bed to the south east of St Andrew’s Hall and a raised bed to the south east of the King James Thistle Hotel. There are also low ground level beds associated with the existing office building entrance within St James Square. Species include Cotoneaster, Cherry laurel, Hebe, Dogwood,

Mahonia, Ivy and Rhododendron.

- **Tree planting:** There are trees present on the site, with 2no located within Register Square and 4no adjacent to St Andrew’s Hall. There are also two areas of tree planting within St James Square associated with the existing ramped access to Leith Street. This includes species such as Ash, Pine, Hazel, Birch, Rowan and Cherry.

The proposals for Edinburgh St James will result in level changes within St James Square, Little King Street and Register Square. As such, the existing trees will require removal. However, tree planting opportunities will be explored through the development of public realm proposals with the focus on Elder Street and James Craig Place. Other constraints such as underground services, fire escape routes and fire tender locations may restrict opportunities for soft landscape within the public realm, however the upper levels will offer a greater opportunity for this.

2.2.5 Public Realm context

As well as reviewing the existing public realm within the Edinburgh St James boundary, the surrounding streets and spaces have been mapped recording the paving materials used. This enhances the understanding of the context for the proposed public realm. A summary of this information is included on pages 12 and 13 of this document.

The main points to note are as follows:

- The type, quality and condition of the materials used varies greatly across the east end of the city centre. This includes a mixture of natural and man made materials.
- There are some areas of intact historic setts, particularly within the Register Lanes area.
- While the majority of the paving within the area is man made (mainly precast concrete) the very newest is predominantly ‘Scoutmoor’ Yorkstone.

With such a diverse range of paving material context, the selection of paving material for the streets and routes within Edinburgh St James should be clear and forward looking. The most relevant references for paving material are arguably the oldest (most established) and newest (indicating the latest direction adopted by CEC). This approach results in an interpretation of setted roadways and ‘Scoutmoor’ Yorkstone footways. This should provide a legible series of streets and routes that use contextual materials and gives the best chance of coordinating with future adjacent streetscape renewal projects.

2.3 Site photographs

These photographs provide a visual summary of the existing public realm at Edinburgh St James. Note the quality and condition of public realm and the existing level changes along the various streets and route.





James Craig Walk, Register Square and Leith Street. View to the north showing the split in levels.



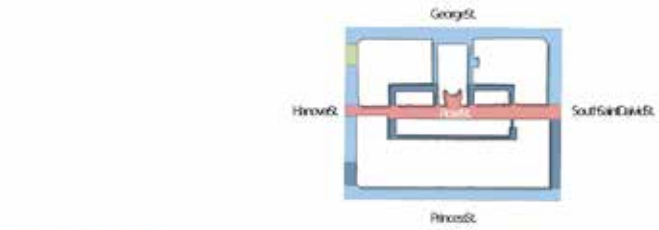
View looking north along Leith Street showing the existing street frontage along the west footpath.



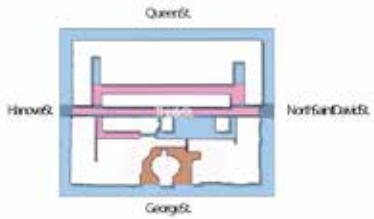
View looking south west along Little King Street showing the gradient from Picardy Place to St James Place.

2.4 Contextual materials study

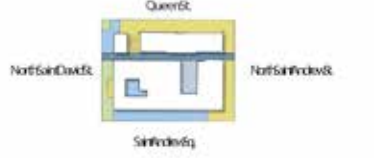
The information on these pages summarises a review of the existing paving materials that have been used in the areas surrounding Edinburgh St James.



Zoning



2.

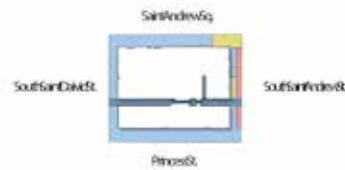


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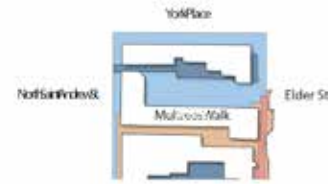
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5.



6.



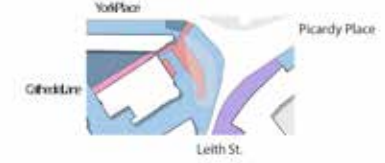
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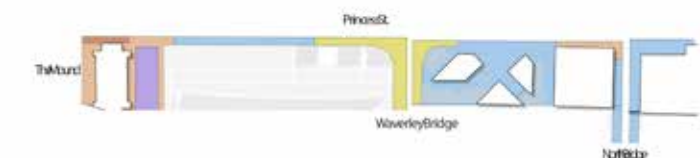
9.



10.



11.



12.



3. approach

This chapter explains the overall approach for the design of the public realm at Edinburgh St James. It explains how this approach has been influenced by the consideration outlined within the previous section, and how opportunities have been taken to define a truly contextual yet forward looking approach.

3.1 Public realm approach

The new routes and linked spaces described within the Design Statement (Document 7) submitted for the outline application enhance permeability through Edinburgh St James and promote links to the wider city context. The east-west and north-south routes are established through a rejuvenated public realm. There is an opportunity to enhance the experience of those using these routes through the implementation of an enticing and legible series of routes, streets and spaces.

The objective for the design of the new public realm at Edinburgh St. James is to ensure harmony between streets and spaces, but without a sense of being a contrived “masterplanned” environment. The public realm must be easy to navigate, feel safe and secure, and be enticing. The street network will take reference from the adjacent New Town in terms of simple hierarchy and definition of routes. Like the New Town, these streets will connect with spaces which should provide opportunities to create vibrancy whether through adjacent land uses or “happenings” within the space. They will also enable orientation within the new St James Quarter.

3.2 Streets

Edinburgh St James makes up a significant proportion of the city block bounded by Waterloo Place, Leith Street, Picardy Place, York Place and St. Andrew’s Square. This block is relatively incoherent as a result of incremental, and especially the brutalist approach of 1960s planning. There is an opportunity for this block to be rationalised, bringing it into line with its New Town context, and allowing construction of a rational sequence of routes and spaces that promote pedestrian movement and create a new ambience. The spaces will be distinctive whilst the streets will provide legibility, drawing inspiration from the New Town not just in hierarchy but in scale, structure and materials.

3.2.1 Street Materials

The material palette for the streets are based on a familiar New Town palette which includes:

- ‘Scoutmoor’ Yorkstone footways.
- Granite / Whin kerbs.
- Granite drainage channels.
- Contemporary granite setted carriageways.

The cutting and use of these materials will subtly vary to help show a hierarchy of routes within Edinburgh St James. This assists in providing subtle variation in the treatment of streets and routes while providing unity through the simple material palette.

As Edinburgh St James is establishing a new public realm, the use of materials

will follow principles established within the New Town, but will not look to fully replicate the exact appearance or detailing used.

3.2.2 Street Structure

The simple structure of building, footway, edging and carriageway will be generally used for streets throughout Edinburgh St James. This will be adapted to promote pedestrian friendly environments, such as using kerbs with lower upstands and setted areas with an even walking surface.

3.2.3 Street Hierarchy

As within a typical New Town block, the streets throughout Edinburgh St James will be implemented using a hierarchy of treatments. This includes:

Primary Streets / block perimeter: This includes the main routes around the perimeter of the city block. This includes Leith Street but could also influence other primary streets such as York Place. The materials and layout include:

- ‘Scoutmoor’ Yorkstone footways laid in large slab units.
- 150mm wide granite / whin road kerbs with 125mm upstand.
- Asphalt carriageway.

Secondary Streets / through block connections: Vehicular routes within the block. This includes Little King Street, St James Place and Elder Street. The materials and layout include:

- ‘Scoutmoor’ Yorkstone footway laid in smaller slab units.
- 150mm wide granite road kerb with a low upstand, notionally 40mm .
- 300mm wide granite drainage channel.
- New granite setts to carriageway.

The Galleria: As a new internal street space for Edinburgh, the material treatment must respond technically to the covered nature of the space. The materials and layout include:

- Silver grey and mid grey granite paving units cut to match the pattern of the Secondary Streets.
- Drainage channels included where required, such as adjacent to entrances and areas that are exposed to the elements such as the upper levels. Covered areas are to be laid flat and managed as internal spaces.

Tertiary Routes / Lanes: Pedestrian routes with occasional vehicle access such as fire tender / emergency routes. This includes James Craig Walk. The materials and layout include:

- ‘Scoutmoor’ Yorkstone walking route.
- Cropped granite cubes for trims and areas to the edges of the main walking route.

3.3 Spaces

Each of the three main spaces at Edinburgh St James will be defined by their scale, connections, architectural context and location within the masterplan. In some locations, the approach to materials will respond to the adjacent streets or routes, but others will be unique in their treatment. The general approach to each space is as follows:

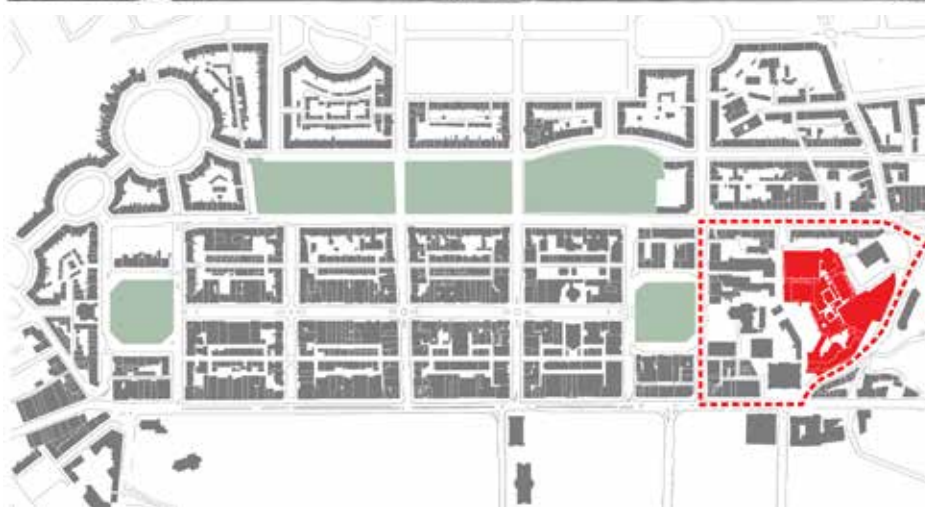
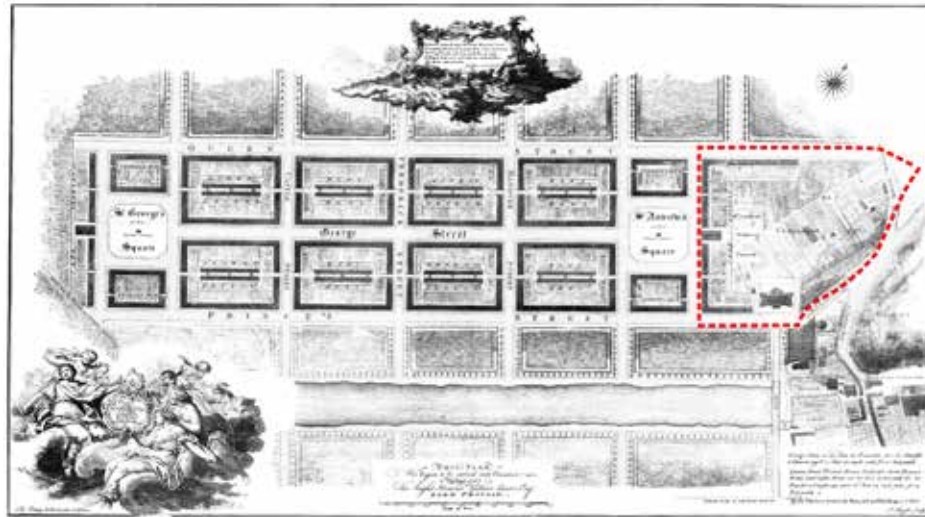
Register Square: Located on the perimeter of the development and acting as the main entrance space into Edinburgh St James from Waterloo Place, Register Square will be a busy space that must facilitate the movement of people. Register Square is also the location where levels split in three directions; Leith Street, James Craig Walk and into the Galleria. The levels should be resolved in a simple manner that adds to the character of the space and promotes better visual and physical connections between the three routes. As the point where James Craig Walk and Leith Street meet, the main material should be ‘Scoutmoor’ Yorkstone, creating a simply paved space that brings together the three splits in level.

St James Square: While in the approximate location of the original St James Square, the proposed space is of a new proportion and function. As such, the approach is to create a truly contemporary space that is distinct in material and detail to the rest of the public realm at Edinburgh St James. It is a space to be discovered within the heart of the city block, and this location perhaps offers an opportunity to be less contextual than the connecting streets and routes that lead to the perimeter of the block.

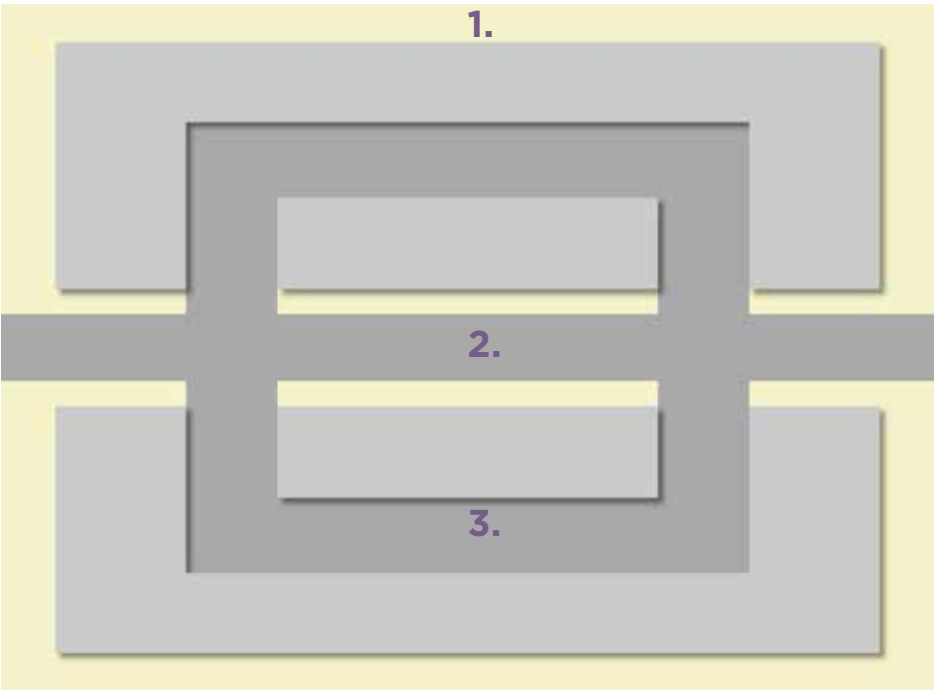
Little King Street Square: Setting the entrance from Little King Street and the listed St Andrew’s Hall, Little King Street Square is to be simply detailed as a setted ‘courtyard’ that promotes pedestrian priority, but allows vehicles to move through it. The space is closely associated with Little King Street and St James Place with the materials palette and detailing being common to all three. This provides a simple, seamless public realm that provides outdoor seating for the cafe / restaurant, a clear route to the Galleria and a setting for the main residential entrance.

3.4 Summary

Each of these streets and spaces will be described in further detail in the following chapters of this document. While the information above provides some basic principles for the use of materials, the proposed palette is described later in this document. The application drawings should be referred to for confirmation of layout and materials.



These diagrams show the development of the city block that sets Edinburgh St James since the original James Craig plan for Edinburgh's First New Town. It could be argued that the block has never been fully resolved, but the proposed Edinburgh St James looks to redress this. The public realm must work with the proposed masterplan in creating a legible series of streets and route punctuated with spaces of varying character.

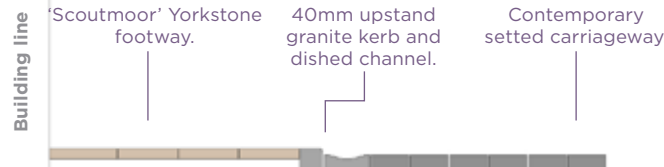


The diagram above represents a city block typical of Edinburgh's First New Town. The various routes include:

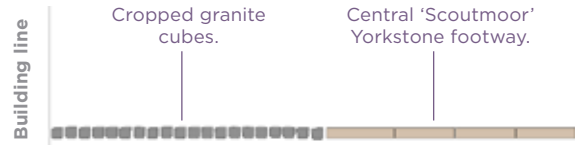
1. Primary Street / Block Perimeter.
2. Secondary Streets / Through block connection.
3. Lanes



1. Primary Street.



2. Secondary Street.



3. Lane.

The sections above show the typical arrangements for the three levels of street hierarchy at Edinburgh St James. This is an interpretation of the arrangements used elsewhere within the New Town.



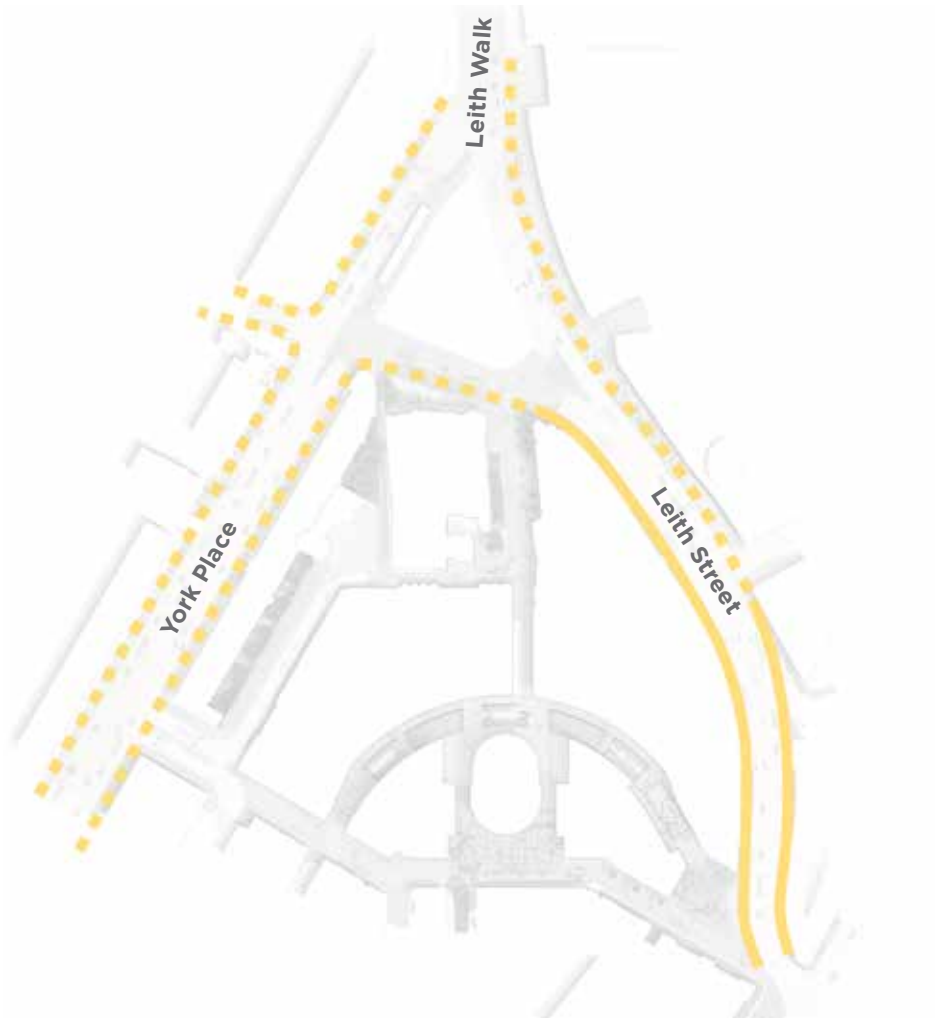
An example of 'Scoutmoor' Yorkstone laid in slabs across a pedestrian area.



An example of a contemporary setted carriageway with granite kerbs.

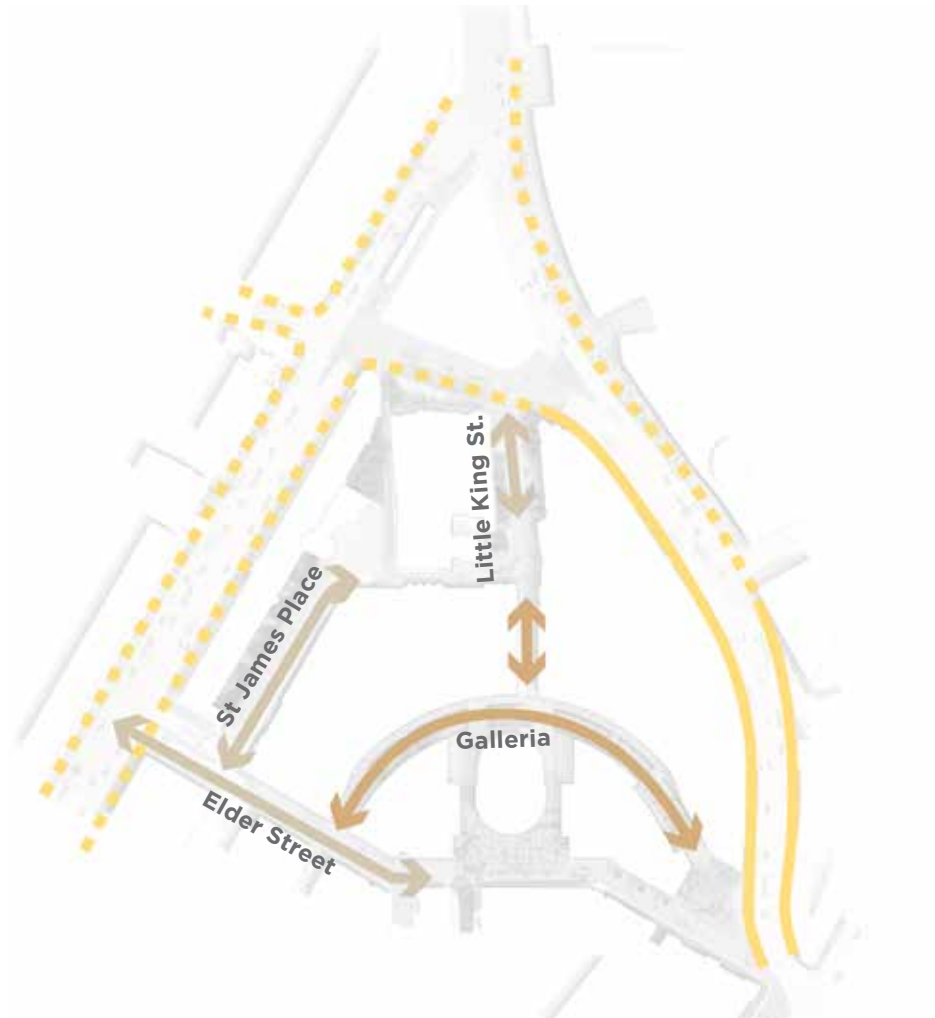
3.5 Applying the approach to the Masterplan

Having defined an approach to the hierarchy of streets and spaces at Edinburgh St James, this can now be applied to the proposed masterplan. The following diagrams show each level of the hierarchy and where they are proposed to be implemented. The intention is a unified, legible public realm punctuated by distinctive spaces.



3.5.1 Primary Streets / block perimeter

These are the streets that define the main urban block within which Edinburgh St James is located. Leith Street is included at this level in the hierarchy. This could influence the future public realm regeneration of York Place and Picardy Place, however these are not included within this detailed application.



3.5.2 Secondary Streets / through block connections

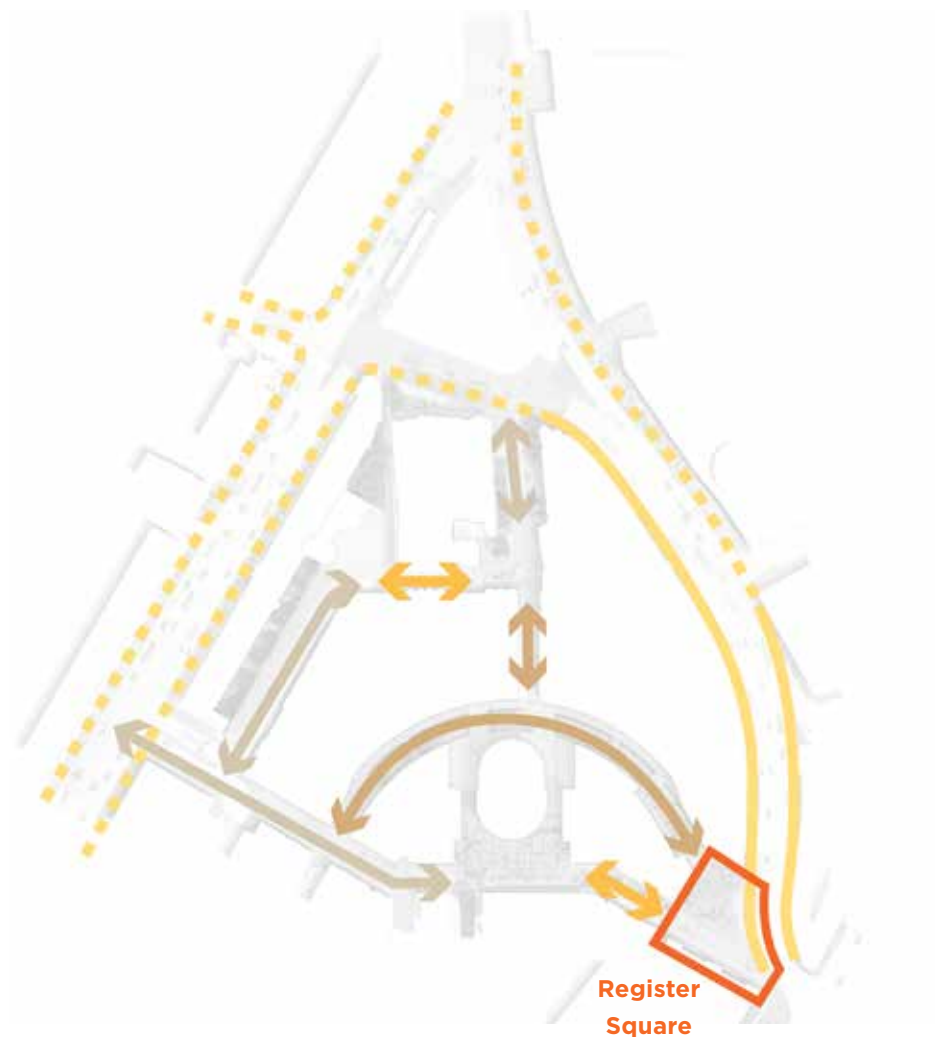
This includes streets that flow from the perimeter of the urban block and lead into Edinburgh St James. These streets are treated in a number of ways, but will maintain a consistent approach to detailing. Streets treated at this level of the hierarchy include:

- **Little King Street:** 'Scoutmoor' Yorkstone footways / granite kerbs and channels / contemporary setted carriageway.
- **Elder Street:** 'Scoutmoor' Yorkstone footways / granite kerbs and channels / contemporary setted carriageway.
- **St James Place:** 'Scoutmoor' Yorkstone footways / granite kerbs / asphalt carriageway.
- **The Galleria:** Silver Grey Granite paving coordinating with the external footway laying pattern.



3.5.3 Tertiary Routes / Lanes

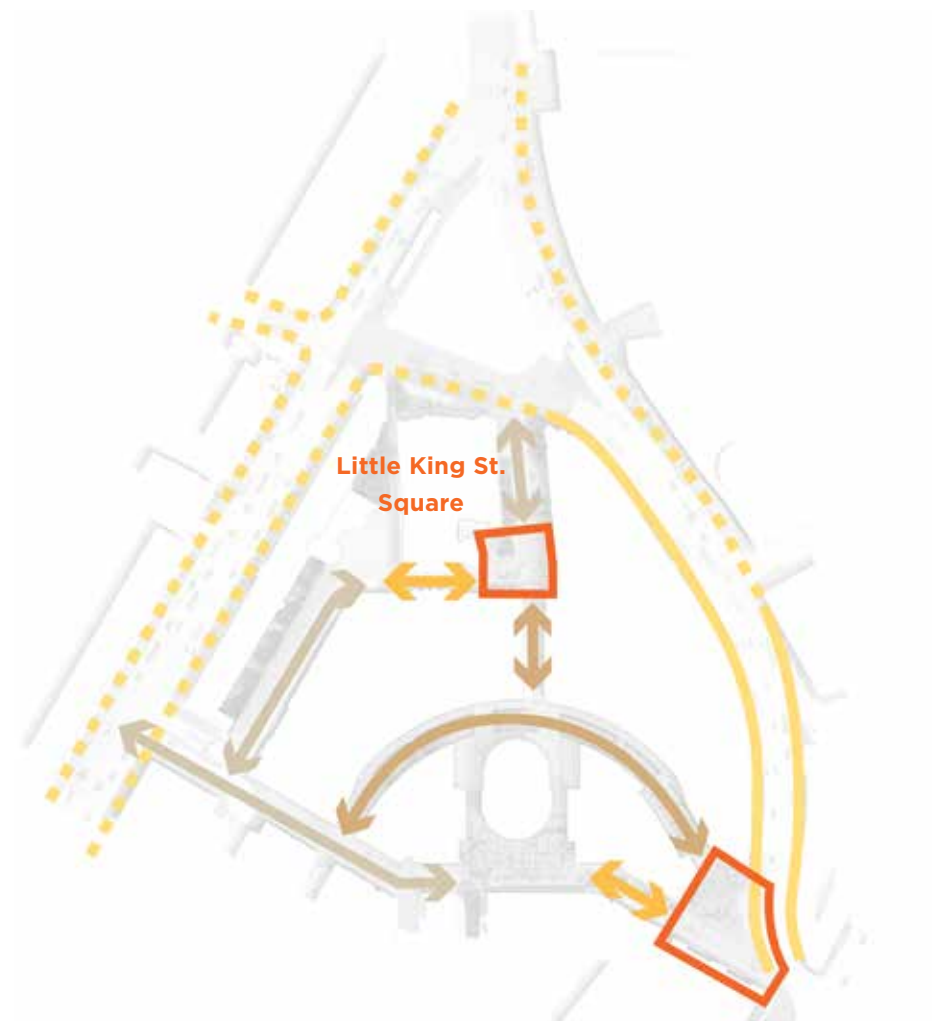
These routes are treated as pedestrian rather than shared with vehicles. This includes James Craig Walk, which although is required for fire tender access and maintenance, will be primarily for pedestrian access. While significantly wider than the existing James Craig Walk, the route will be visually narrowed through tree planting and use of paving materials to emphasise the spaces at either end and provide an enticing route of a pedestrian scale and comfort.



3.5.4 Register Square

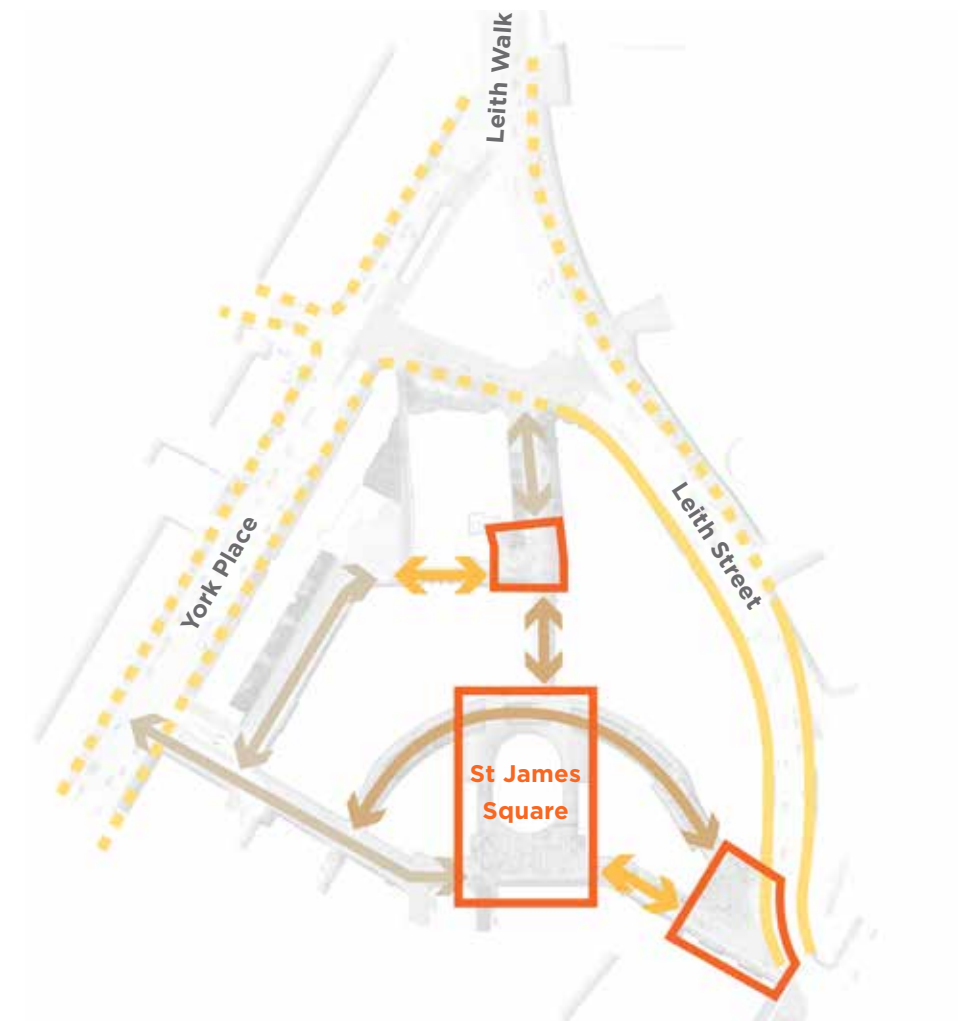
The main space connecting the perimeter of the city block with routes through to the heart of Edinburgh St James. This space also leads into Level 2 of the Galleria, which provides a continuous route to Multrees Walk.

Register Square is heavily influenced by the treatment of Primary Streets and Tertiary Routes, with the materials for the Square being common to both. Register Square also has to resolve significant levels constraints.



3.5.5 Little King Street Square

A setting for St Andrew's Hall and the main access into the Galleria from the north, this space is influenced by the materials used for secondary streets. In order to provide a continuous and unified treatment that engages with Little King Street and St James Place, contemporary setts are proposed as the main material within the Square.



3.5.6 St James Square

St James Square deliberately interrupts James Craig Walk and Elder Street, engaging with the architecture on all sides. The public realm treatment for St James Square is unique to Edinburgh St James, reinforcing the form of the Square and providing a space to be discovered at the heart of the urban block.

3.6 illustrative public realm masterplan

The plan opposite applies the defined hierarchy and approach to illustrate an overarching public realm proposal for Edinburgh St James. The following highlight important aspects of the public realm proposals:

- *The existing public realm within the site boundary is generally of poor quality and is in poor condition. There is an opportunity to repair this and supplement it with other streets, routes and spaces coordinated through common materials and detailing.*
- *The public realm will use a defined palette of quality natural and man made materials. This palette is influenced by the New Town context, but the response will be a contemporary interpretation.*
- *Legibility will be promoted through a clear hierarchy of streets and routes, with focal spaces within this connecting structure.*
- *The new public realm treatment will respond to the city context on the peripheries, but provide exciting new spaces to be discovered deeper within the block.*
- *The public realm proposals for Edinburgh St James have been developed so as not to feel overtly ‘masterplanned’ but provide a rich series of routes and spaces that enhance the pedestrian experience.*
- *With the architecture meeting the public realm at several different floor levels, the treatment of the ground plane will provide continuity through detailing, while responding to the covered / exposed considerations through materials.*
- *The public realm approach is to minimise clutter, incorporating furniture into designs where possible and carefully considering the quantity and location of elements such as statutory signage and lighting.*



Red line boundary



Leith Street



Elder Street



Little King Street



St James Place



James Craig Walk



The Galleria



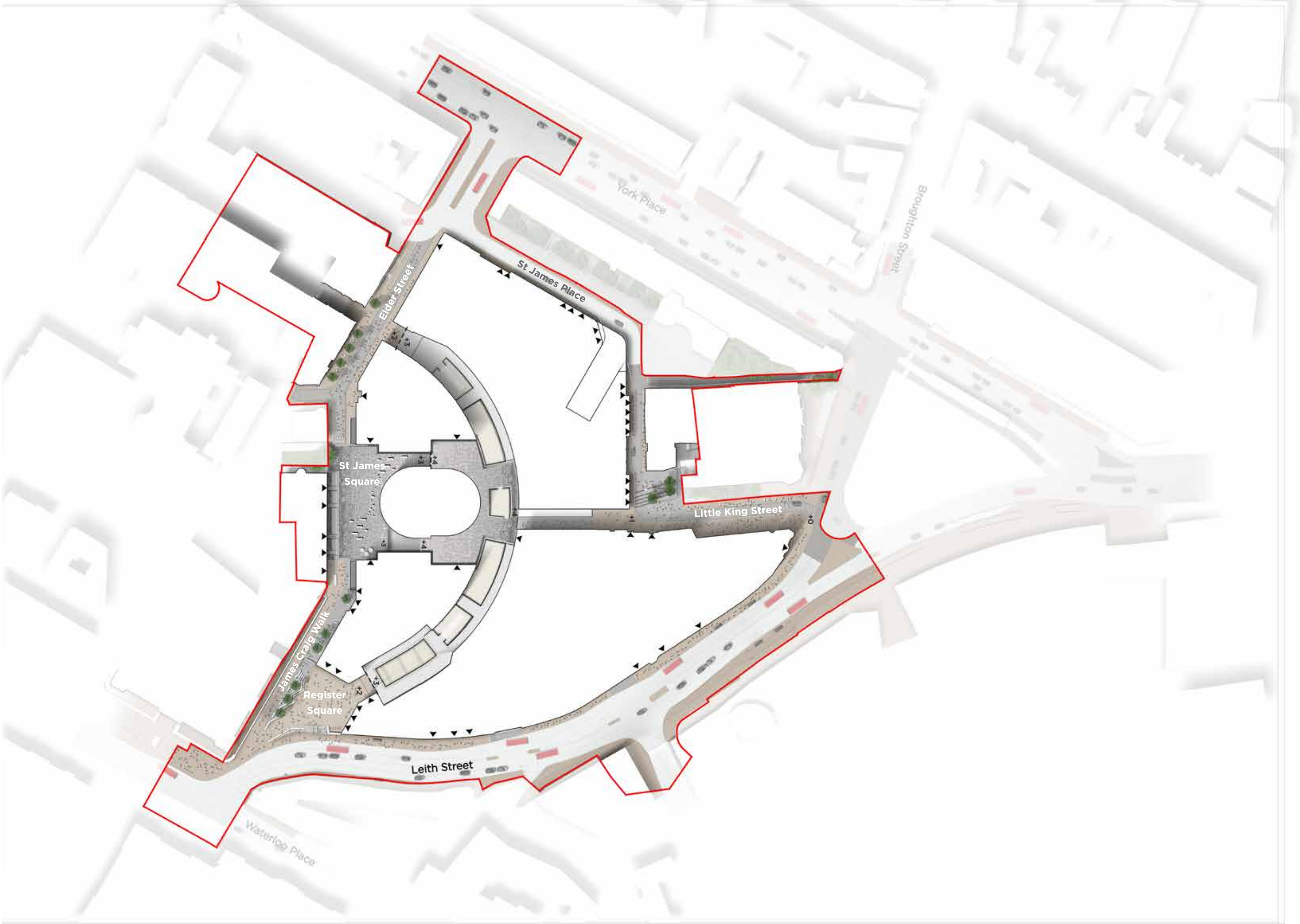
Register Square



Little King Street Square



St James Square



4. streets & routes

Having established the approach to public realm, each of the identified streets, routes and spaces will be described in further detail within the following chapters. Describing the public realm in this way reinforces the aim of creating a rich and diverse public realm that responds to each specific location within the overall site.

4.1 leith street

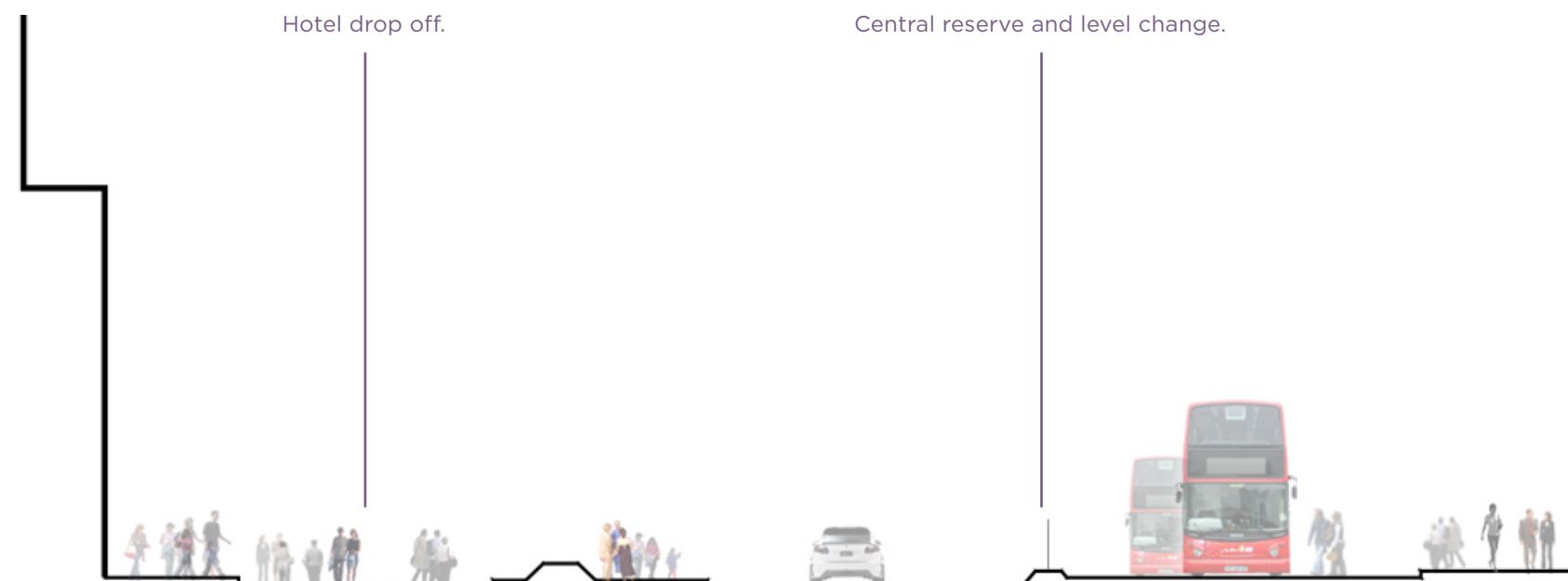
The current arrangement along Leith Street reinforces vehicular priority to the detriment of the pedestrian experience. The degradation of the western street frontage and lack of footway continuity diminishes the pedestrian experience. The central reservation and split in levels across the street detach the two sides of Leith Street and create a route that has more the feel of a dual carriageway than a city street.

The proposals for Leith Street are focussed on re-establishing a sense of continuity and vibrancy with the public realm proposals looking to return Leith Street to a key route pedestrian will want to use. The Edinburgh St James proposals look to re-establish a rational street elevation with kiosk retail uses, providing a more consistent activated street frontage.

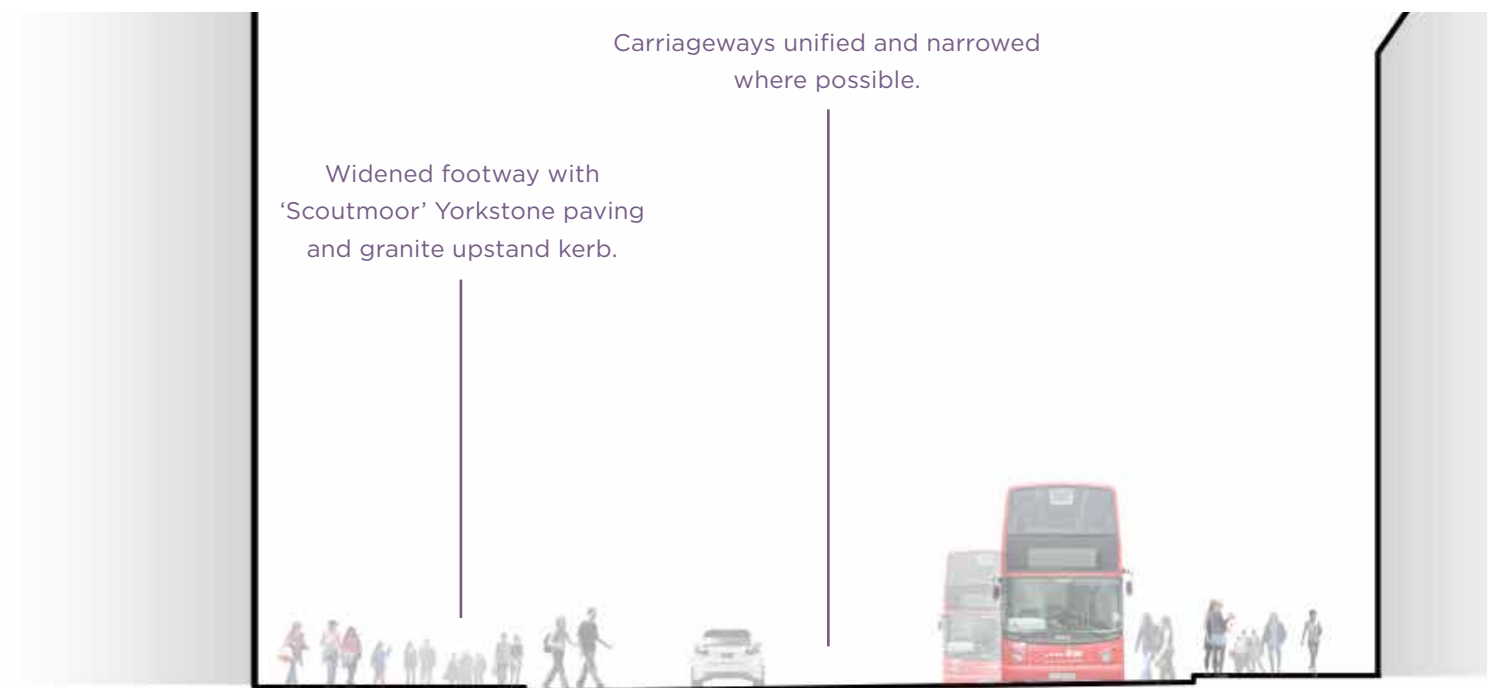
While there could be future schemes that look to reduce vehicle flows along this key transport route, the proposals for Leith Street are based on the current traffic flows. Working with City of Edinburgh Council, cycle routes have been indicated where there is sufficient space to safely include them. This includes a two-way cycle route along the east side of Leith Street up to Calton Road. Due to the width constraints further north along Leith Street, the cycle route follows Calton Road towards Waverley Station. There are also options being explored as to whether Calton Road should be one way.

The public realm proposals are to treat Leith Street as a primary New Town 'perimeter street' with natural stone footways defined with a natural stone upstand kerb. This treatment for Leith Street includes:

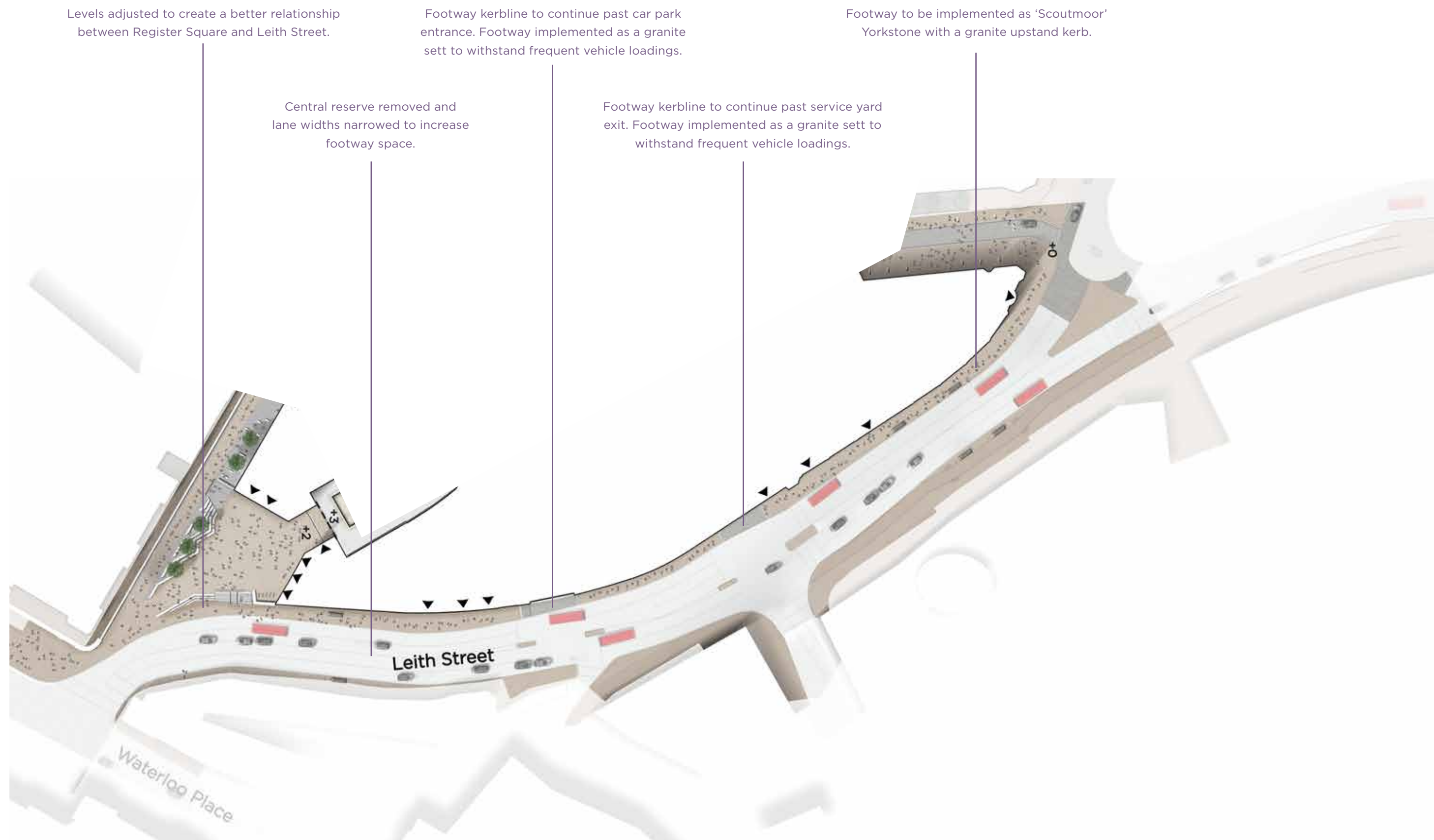
- **Removal of the central reservation and rationalisation of carriageways in order to reallocate space to the footways;**
- **Re-working of the levels to remove the split at the central reservation, and to assist in the resolution of key areas such as Register Square;**
- **Provision of 'at grade' pedestrian crossings at key locations;**
- **Ensuring the footway is as continuous as possible, with careful detailing where car park and service entrances cross the footway into Edinburgh St James;**
- **The introduction of 'Scoutmoor' Yorkstone footways defined with a granite kerb;**
- **Rationalisation of street lighting in order to light the street from the edges rather than from the central reservation;**
- **Rational location of street furniture such as bus shelters, statutory signage and litter bins.**



Illustrative section showing the existing width and profile of Leith Street.



Illustrative section showing the proposed width and profile of Leith Street.



Public realm proposals for Leith Street.

4.2 elder street

Elder Street is part of the string of streets and spaces that creates the urban corridor from York Place to Waterloo Place. As a complete route, the spatial arrangements provide a rich pedestrian environment for people to move along. Taken in isolation, Elder Street and James Craig Walk should be simple, legible routes in treatment allowing the spaces and wider connection points to add interest. The treatment of these is coordinated with other similar streets and routes associated with Edinburgh St James.

Elder Street is a steep existing vehicular route with an approximate average gradient of 1:10 / 1:11. This ties in to existing points at the Bus Station, St James Place, Multrees Walk and St James Square. As such there is little opportunity to adapt the gradient or create a fully accessible route. However, seating will be incorporated along Elder Street to offer opportunities for rest.

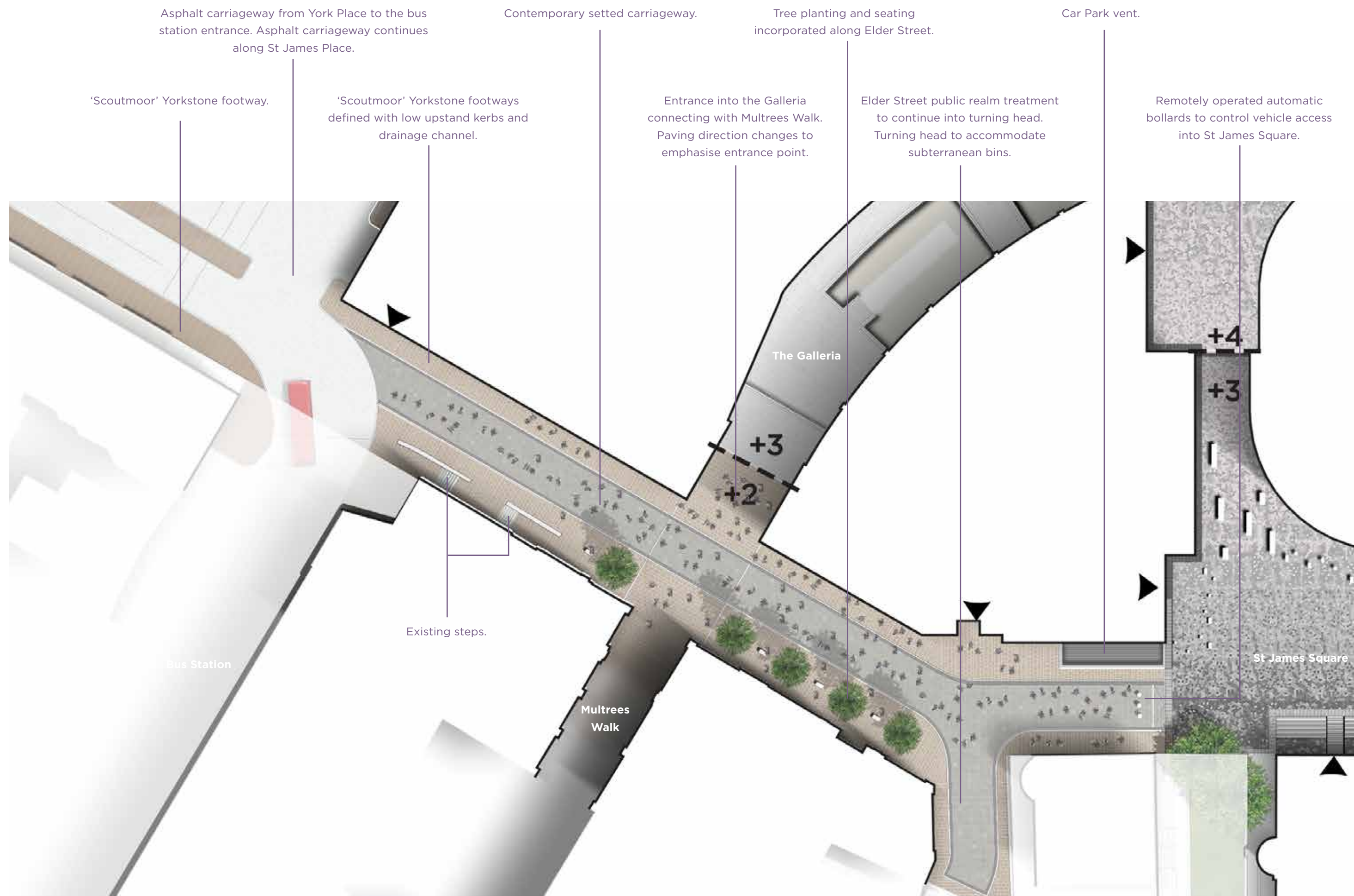
Elder Street will be retained as a vehicle route into St James Square for servicing and drop off related to the various uses that front onto the Square. The movements into the St James Square are proposed as being controlled with automatic bollards at the interface with Elder Street.

The proposals for Elder Street include:

- ***The implementation of a contemporary granite 'setted' carriageway defined with granite channels and a low granite upstand kerb;***
- ***'Scoutmoor' Yorkstone footways to both sides of the carriageway;***
- ***Marking the crossing point with Multrees Walk / Edinburgh St James Galleria access using a change in paving orientation;***
- ***New tree planting where possible, mirroring the proposal for James Craig Walk;***
- ***Seating provided along the street, offering opportunity for rest.***
- ***Integration of subterranean bins along the turning head associated with 27-31 James Craig Walk;***
- ***Visitor cycle parking provision.***



Illustrative section through Elder Street looking north.



Public Realm proposals for Elder Street.

4.3 little king street

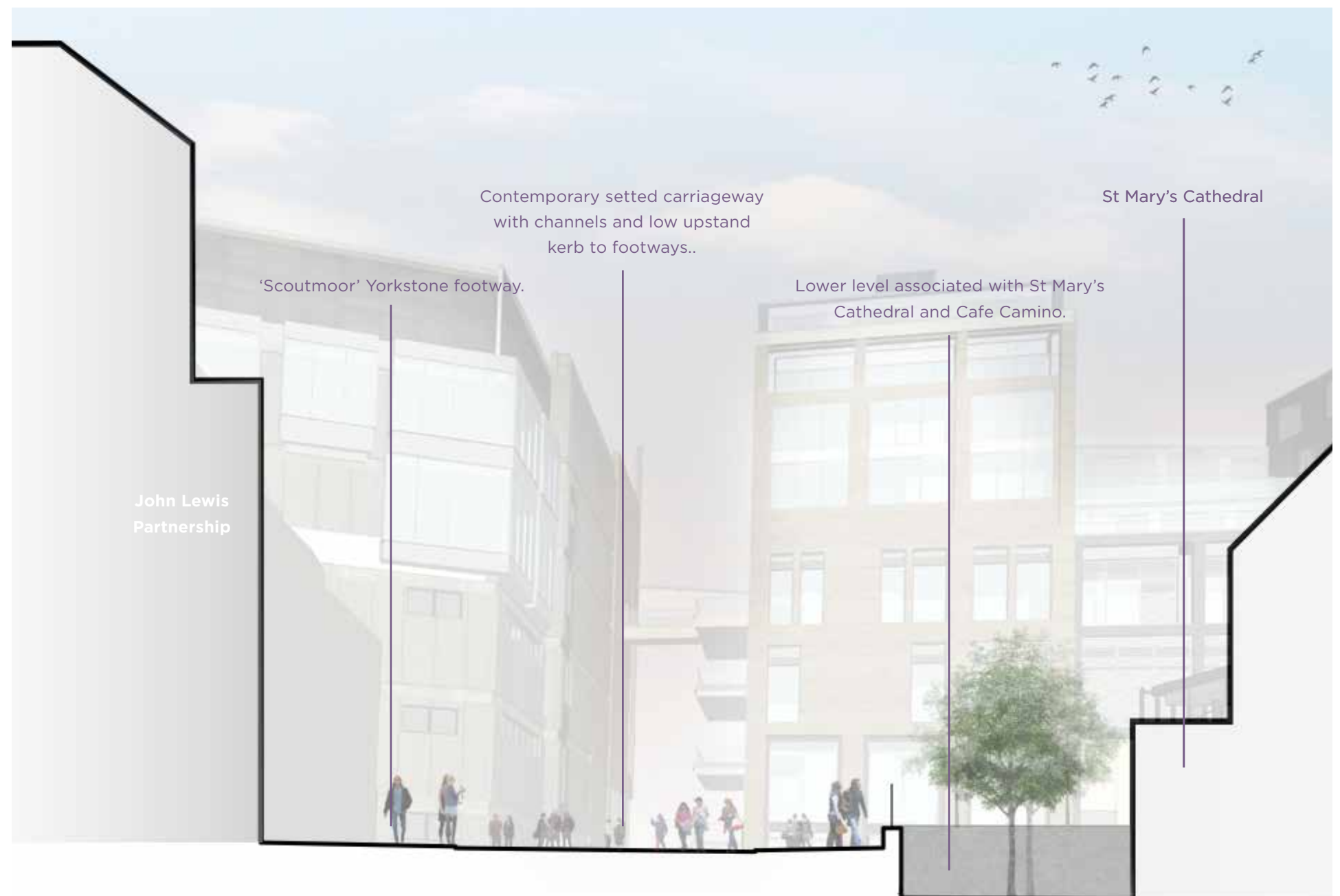
Little King Street is treated as a secondary street within the hierarchy established for Edinburgh St James, with the approach to materials and layout consistent with Elder Street. Little King Street rises steeply from Picardy Place towards St James Place, with gradients of approximately 1:10 / 1:11. The vertical rise spans one level of the existing John Lewis Partnership building, tying in with Level +0 at the north and Level +1 at the south.

Little King Street also addresses St Mary's Roman Catholic Cathedral with a break in the retaining wall providing access to Café Camino and the front of the Cathedral. This is at a point where the finished external level of the Cathedral crosses the rise of Little King Street. To the north of this point, a retaining wall defines the boundary between Little King Street and the lower level associated with the Cathedral. To the south, Little King Street drops below the Cathedral level ending in the steps to the front entrance.

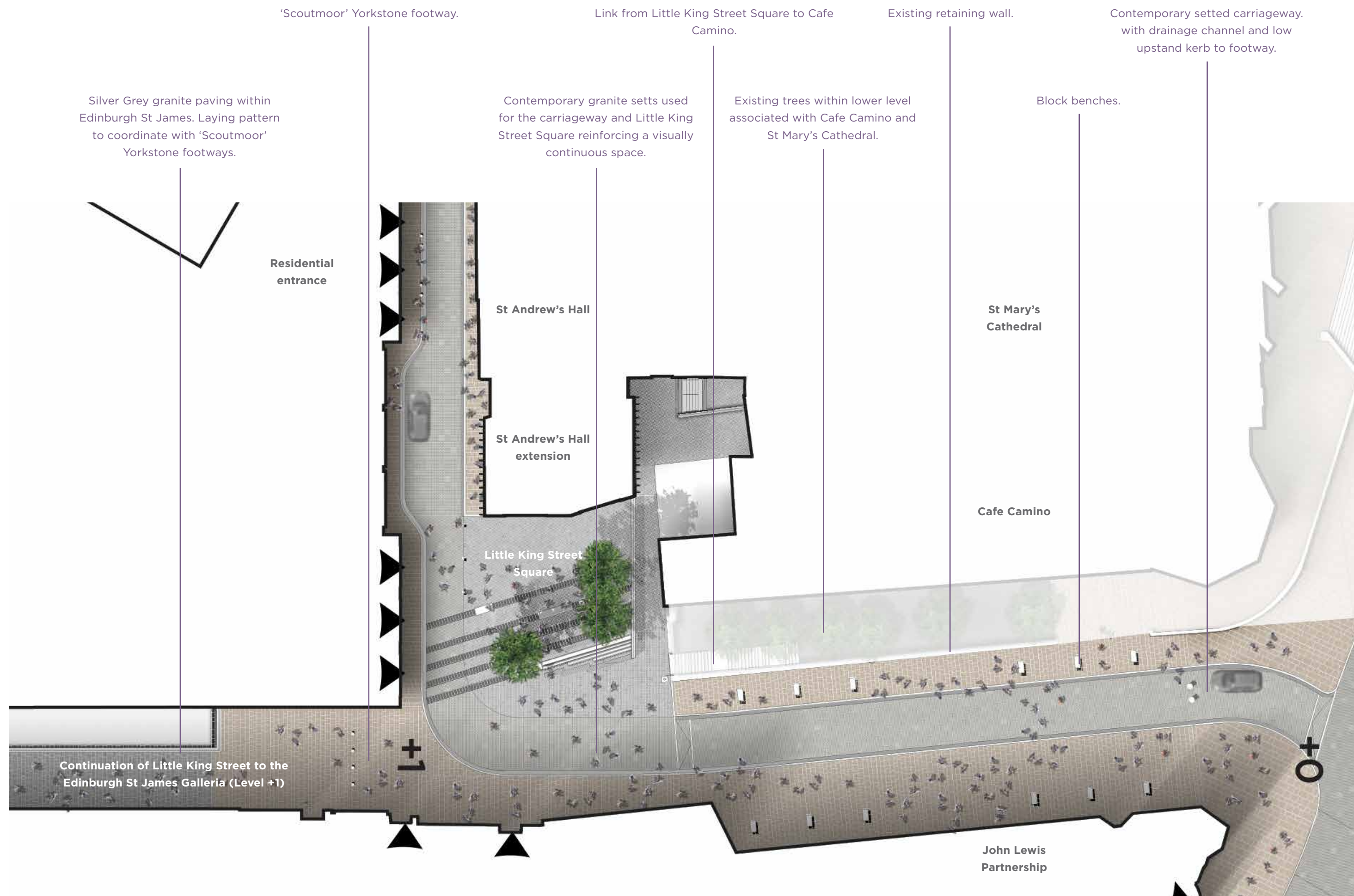
Little King Street provides the main access into Edinburgh St James from the north, extending to meet the Galleria. The street materials are proposed as 'Scoutmoor' up to the building threshold. At this point the laying pattern will continue into the Galleria, but the material changes to a silver grey granite.

The proposals for Little King Street include:

- ***The implementation of a contemporary granite 'setted' carriageway defined with granite channels and a low granite upstand kerb;***
- ***'Scoutmoor' Yorkstone footways to both sides of the carriageway;***
- ***Seating provided where space allows, offering opportunity for rest.***
- ***Visitor cycle parking provision.***



Section through Little King Street looking south towards Edinburgh St James.



Public realm proposals for Little King Street.

4.4 james craig walk

James Craig Walk mirrors Elder Street, linking St James Square with Register Square and Waterloo Place. The existing Register House boundary wall supports the western edge of the route, while the other is currently defined by a retaining wall and balustrade. The existing route rises at a gradient of approximately 1:11 / 1:12 and is tied in to existing thresholds to the north and Register Square to the south.

While some adjustments to the levels could improve the relationship with Register Square and accommodate the raised level of the proposed St James Square, achieving a fully accessible route would not be possible without significantly changing the character of the route and relationship with the existing wall. It should also be noted that a fully accessible route between Register Square and St James Square is possible through Edinburgh St James.

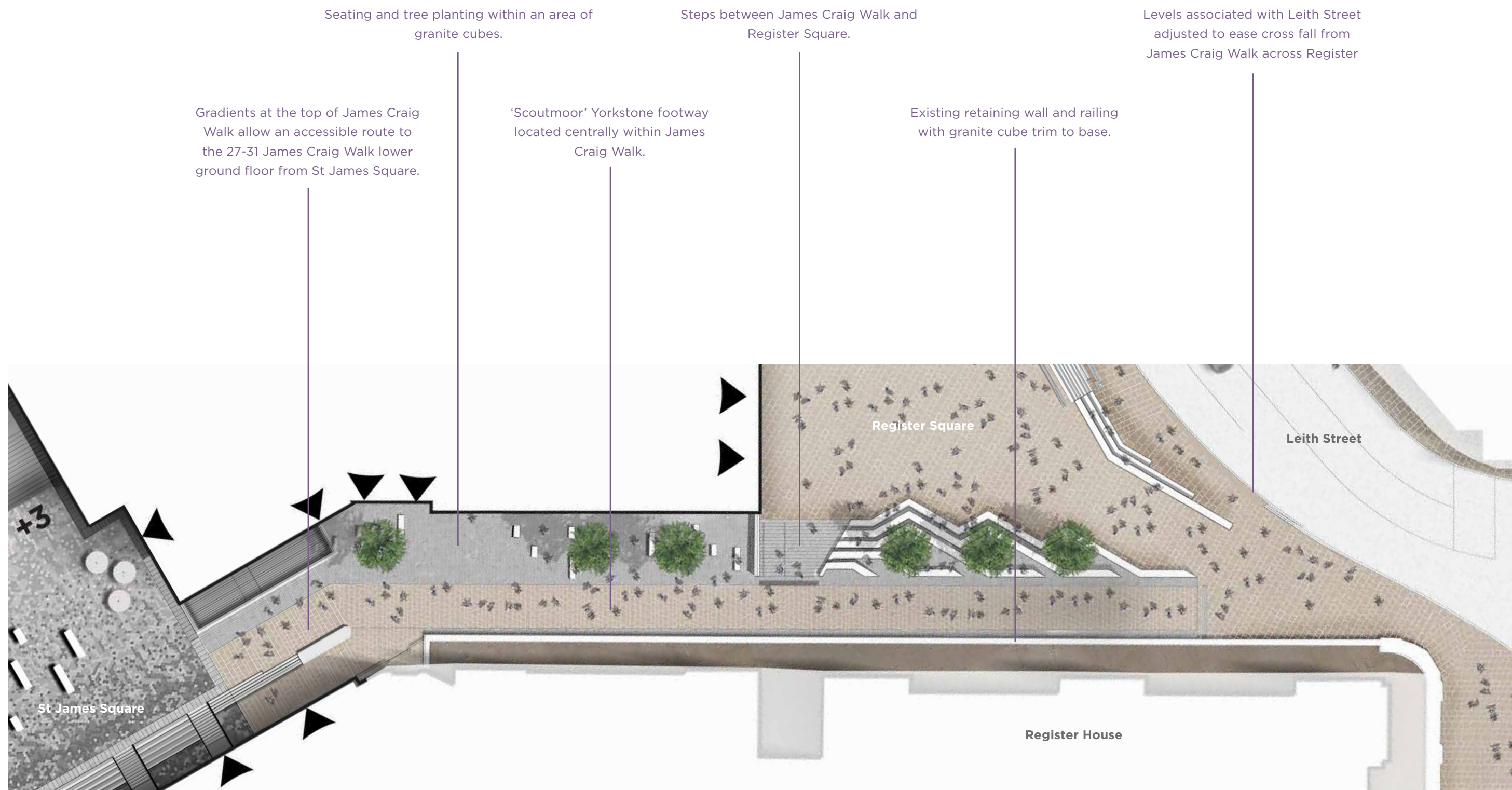
James Craig Walk is required as part of the site wide fire tender access strategy. However, the proposals for the ground plane look to visually break up the width of the route, marking it as spatially different from Elder Street and enhancing the urban corridor from York Place to Waterloo Place. The materials are coordinated with other routes associated with Edinburgh St James, but the arrangement of them is unique to this location.

The proposals for James Craig Walk include:

- **A ‘Scoutmoor’ Yorkstone central footway that ties into the materials for Register Square and Leith Street;**
- **Cropped granite cube trims to either side of the central footway as a tie into the existing boundary wall and defining the area for street furniture and tree planting;**
- **Tree planting marking the route from St James Square, continuing into Register Square;**
- **Opportunities for seating both as free standing elements and built in seating walls;**
- **The inclusion of ‘landings’ where levels allow;**
- **The inclusion of a handrail along the existing Register House boundary wall.**
- **A stepped access from James Craig Walk into Register Square;**
- **An accessible route from St James Square to the lower ground floor of 27-31 James Craig Walk.**



Section through James Craig Walk looking north towards St James Square.



Public realm proposals for Little King Street.

4.5 the galleria and garden level

The Galleria is the most significant new route within Edinburgh St James and provides a space that is unlike anything in Edinburgh. Working on several levels linked by stairs and escalators, this curved covered space provides key links with the wider public realm on several levels:

- Level +1 provides the main access from the north, extending Little King Street to meet the curved Galleria;
- Level +2 provides a route that link Multrees Walk and Register Square.
- Level +3 opens out into St James Square at the heart of Edinburgh St James.
- Level +4 forms part of St James Square, linked to the external Level +3 via a wide series of steps.

All of the levels above are covered by the Galleria roof, but will be exposed to the elements to some degree at the interfaces with the wider public realm. Levels +5, +6 and +8 will be mostly open with some covered areas. These levels will also include softer landscaped terraces associated with residential and hotel uses.

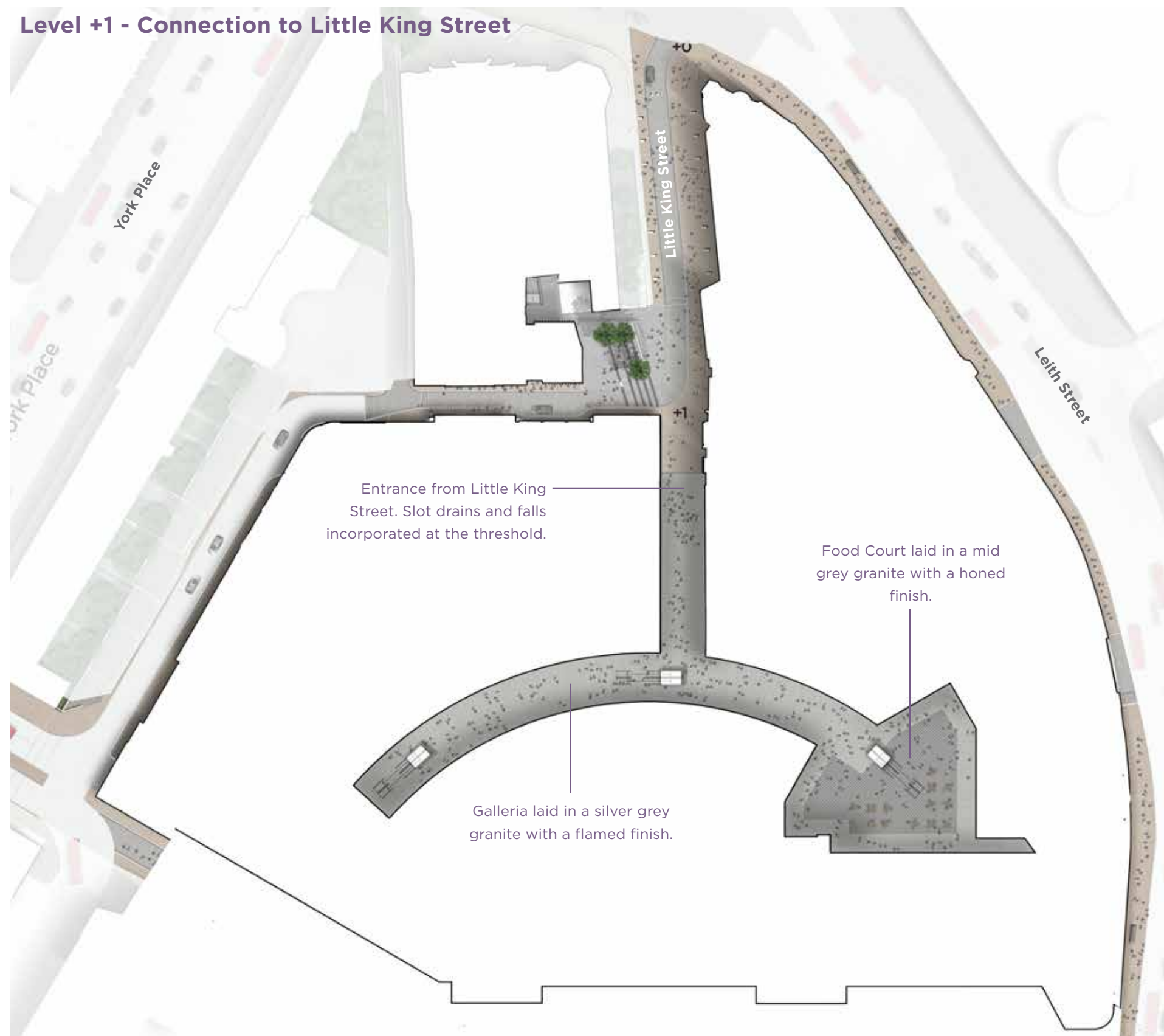
Continuing the character of the wider public realm through the Galleria while responding to the unique covered / open environment requires careful consideration. Cleansing, maintenance, slip resistance and drainage are all key considerations that influence the material choice. The approach is to continue the laying pattern used for the secondary 'Scoutmoor' Yorkstone footways through the Galleria, adapting it to the curved geometry. While the paving pattern continues, the material changes at the thresholds into the Galleria. Fine textured silver grey granite is proposed for the following reasons:

- It is a quality natural material that is used within external streets;
- It has a light tone that will suit a covered space;
- It takes a fine flamed finish which offers good slip resistance, but is not too textured which could present cleansing issues;
- It can be finely detailed and cut;
- It is durable;
- It ties in with the proposed material approach for St James Square.

Level +5 provides a combination of public and private spaces that are softer than the rest of the Galleria levels. Simple tree planting in raised planters define the public areas associated with the restaurants, cafés and cinema uses at Level +5. At either end of the Garden Level, soft landscaped 'front gardens' set the residential frontages providing a physical buffer and softening the character as the uses change. The tree planting will be continuous through both the residential and public spaces. Using standard birch trees, this will provide a light textured curving line that reinforces the form of the Galleria.

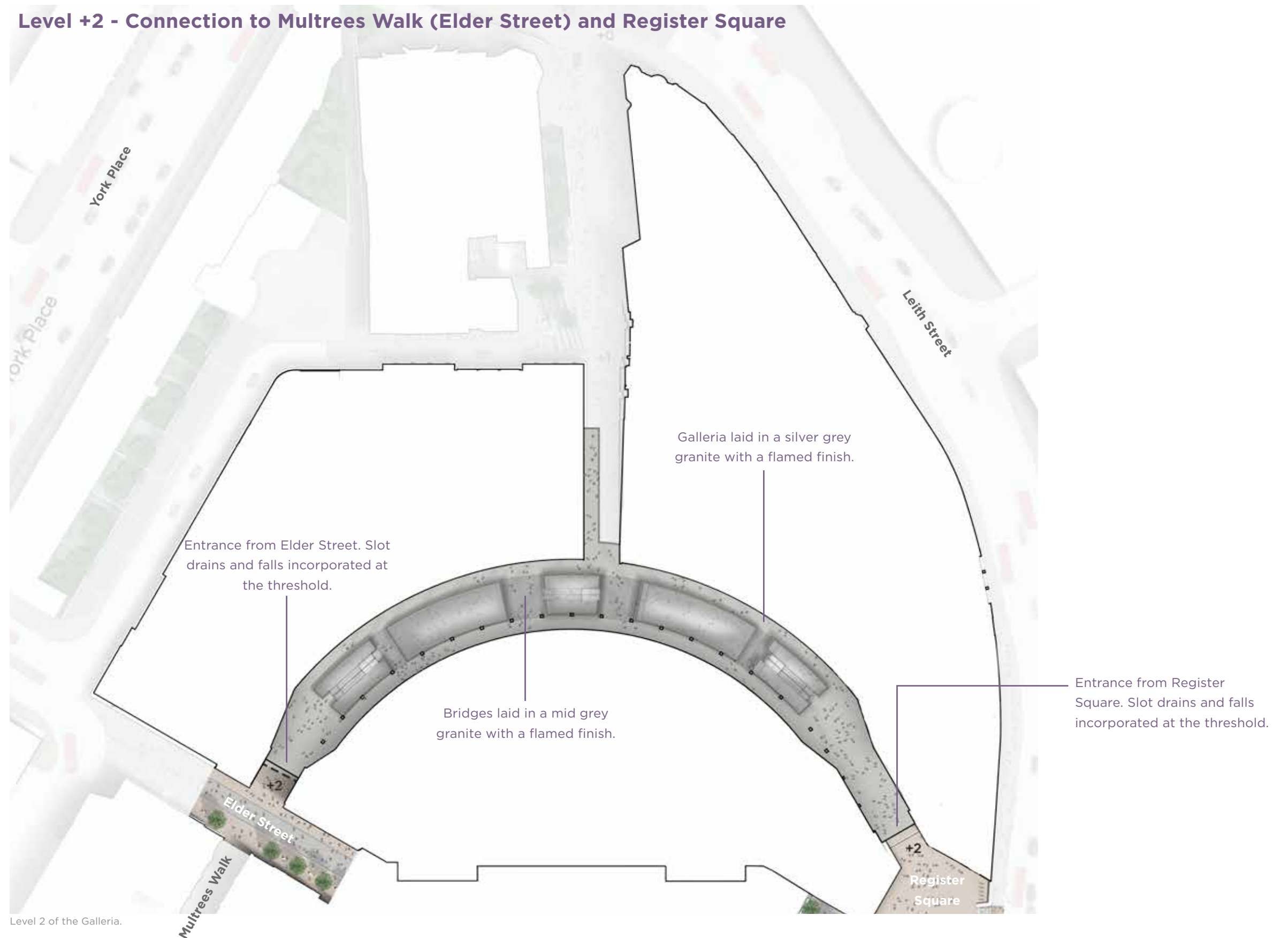
Drainage is proposed at the thresholds where the Galleria interfaces with the wider public realm, and on the upper levels where they are open rather than covered. This drainage will be incorporated as subtly as possible using slot

Level +1 - Connection to Little King Street

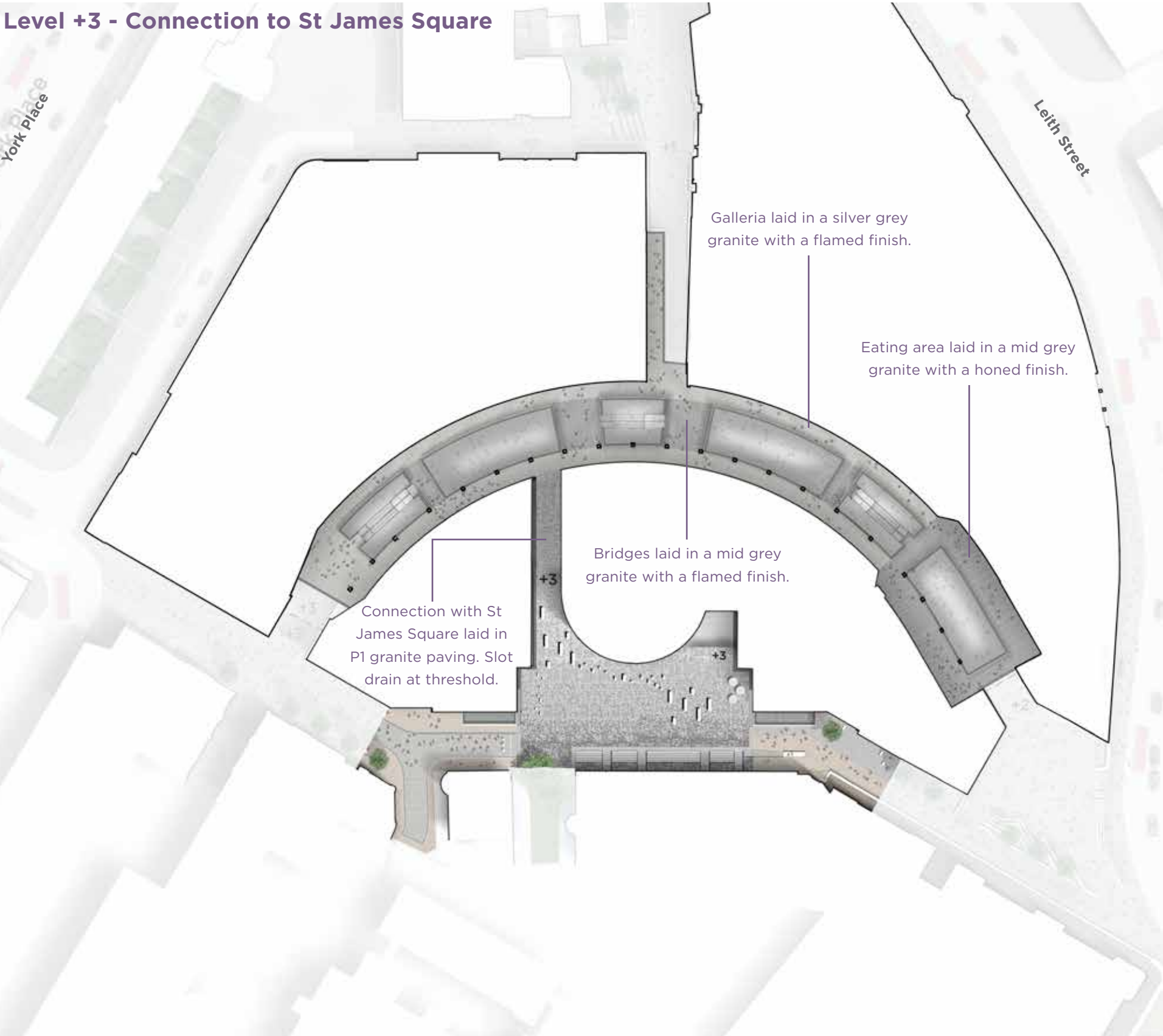


Level 1 of the Galleria.

Level +2 - Connection to Multrees Walk (Elder Street) and Register Square

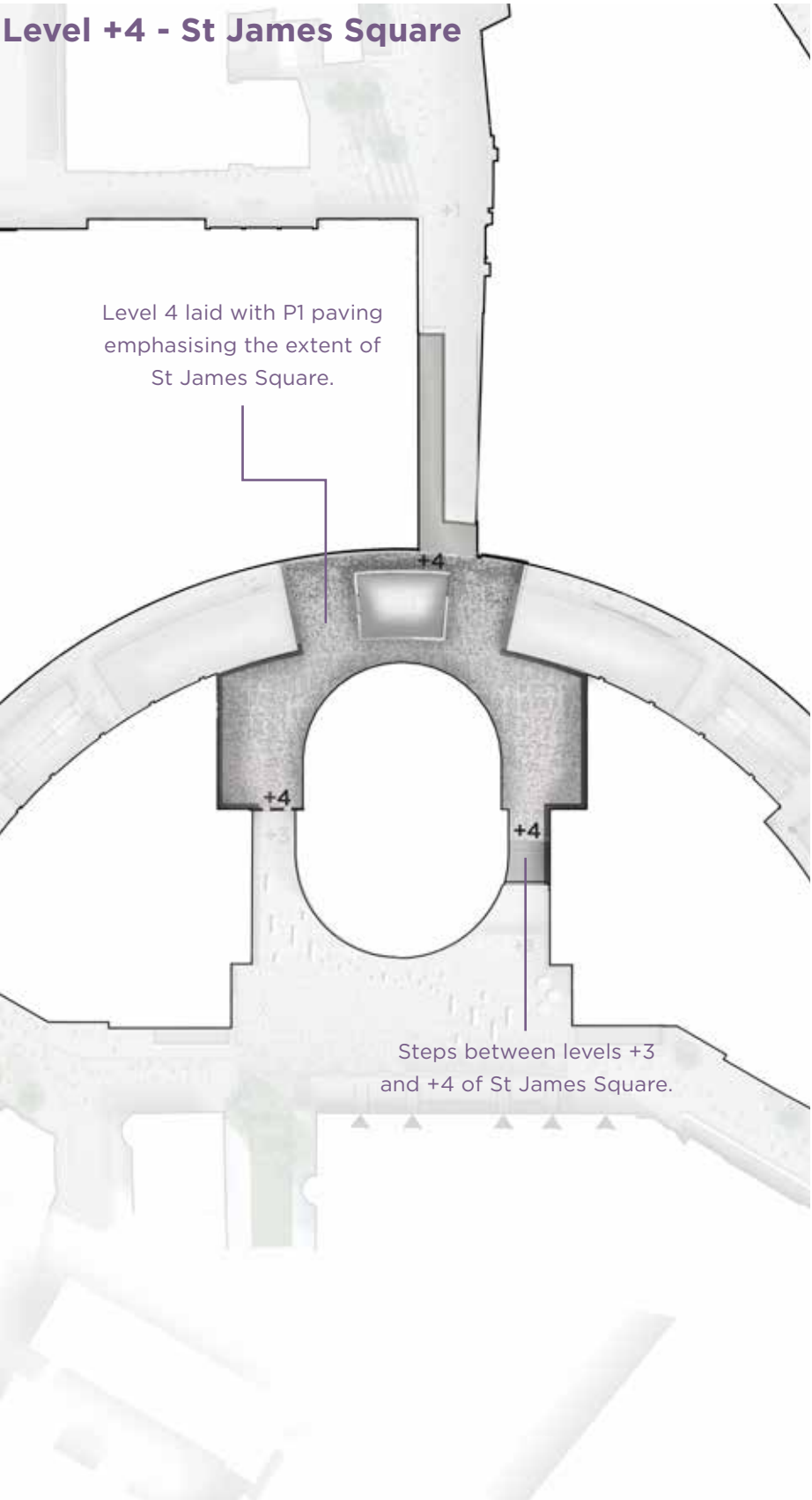


Level +3 - Connection to St James Square



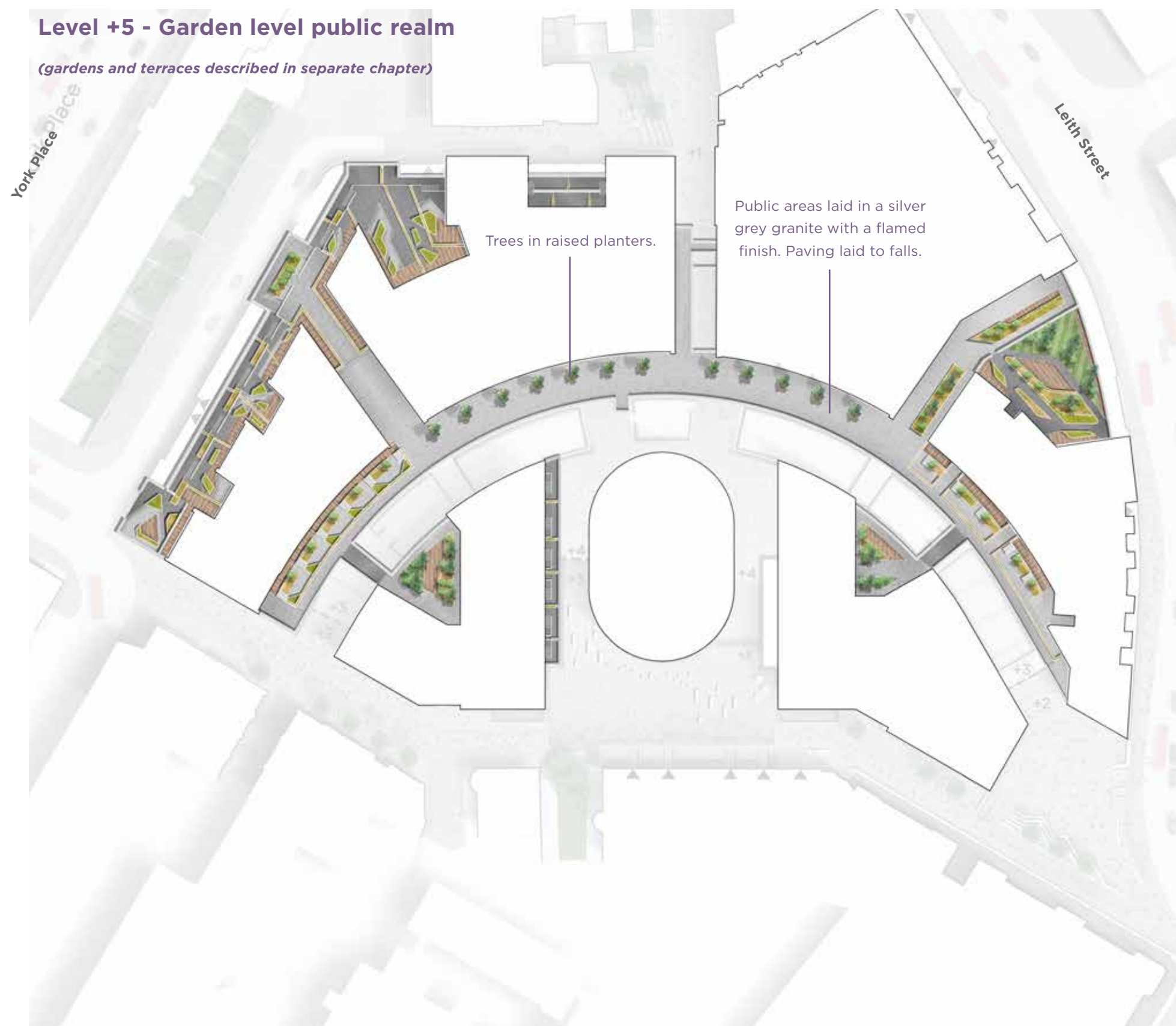
Level 3 of the Galleria.

Level +4 - St James Square



Level +5 - Garden level public realm

(gardens and terraces described in separate chapter)



Level 5. The Garden level.



An internal image showing the levels within the Galleria.



An internal image from the Garden Level (+5).

5. spaces

With the streets and routes providing the connecting network, each of the three identified spaces within Edinburgh St James can respond to their specific context. Each will be unique in character providing identifiable and distinctive spaces. This chapter describes each of the spaces in further detail.

5.1 st james square

St James Square is the prime public space at the heart of Edinburgh St James. 27-31 James Craig Walk forms one edge of the proposed Square (for which separate planning and listed building applications have been submitted), with the other sides defined by the new architecture of Edinburgh St James. A contemporary five star hotel will be located centrally, providing a unique focus within the Square. A subsequent AMSC application for the detailed design of the central hotel building will follow.

As such, the public realm must respond to this variety of architectural context, and should become a distinctive space at the heart of Edinburgh St James, connected by a series of legible routes and streets, namely Elder Street, James Craig Walk and the Galleria.

The proposed public realm treatment for St James Square looks to unify both the internal and external sides of the space. This transition is also marked by a change in level. The proposal is to use a distinctive paving treatment to reinforce the Square and provide an identifiable character to one of the key spaces within Edinburgh St James.

While in the approximate location of the original St James Square, the proposed space is of a new proportion and function. As such, the approach is to create a truly contemporary space that is distinct in material and detail to the rest of the public realm at Edinburgh St James.

The public realm proposals for St James Square must consider several aspects:

- It is a space with good connections to Elder Street, James Craig Walk and the Galleria;
- It is a space that is both external and internal;
- It is a space that provides a setting for several architectural styles;
- The space benefits from a range of adjacent retail, café, restaurant and hotel uses;
- The layout must accommodate vehicle movements associated with servicing, hotel drop off and fire tender access.

Design language

A simple layout of tessellating paving slabs proposed in three tones of granite allows the ground plane to fade from a dark to light as the space moves from external to internal. This non-directional approach to the paving offers no priority to any of the buildings that form the Square, and provides a darker surface within the main areas of vehicular movement. Seating elements and bollards will be implemented in informal groupings across the Square providing opportunities for sitting out and defining the limits of vehicle areas.

St James Square will be carefully lit, ensuring the space is safe, attractive and enticing after dark.

The materials and detailing of St James Square extend up to the thresholds of each of the buildings that front onto the space. This includes 27-31 James Craig Walk, with the elevation line defining a clear split between the contemporary Square and historic building.

Levels

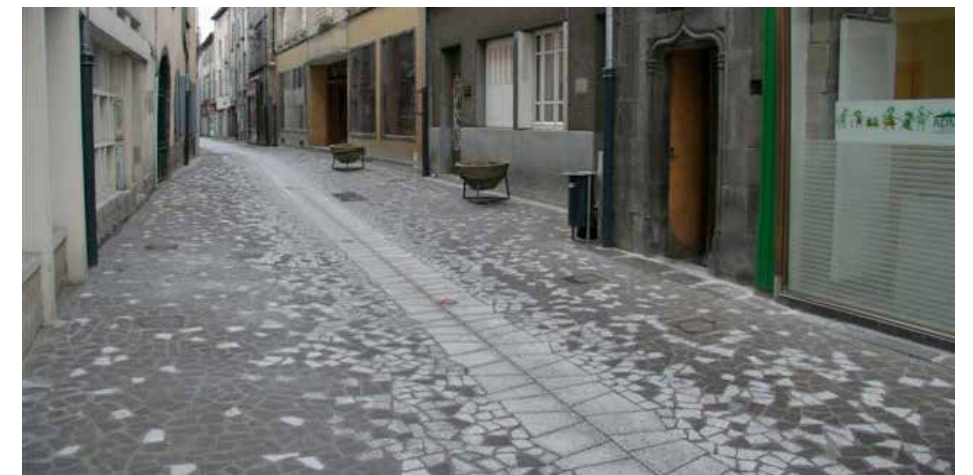
St James Square meets the adjacent architecture at two main levels, linking the two with a generous flight of steps. The two planes that sit at Levels 3 and 4 will be designed step free, with drainage falls and gulley / channel locations coordinated within the paving proposals. The space must link well with the building thresholds, allowing maximum opportunity for spill out and activity.

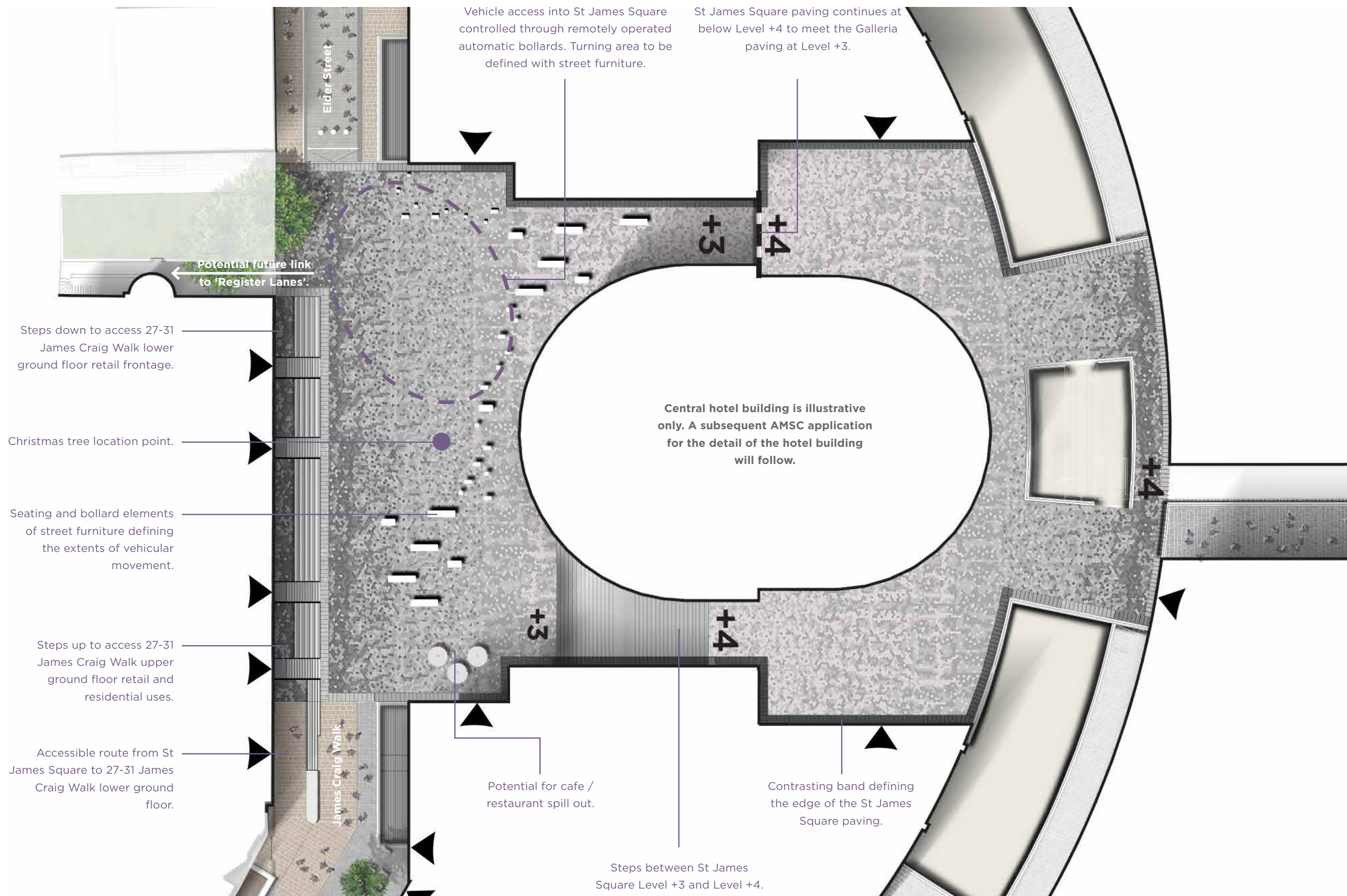
The levels against 27-31 James Craig Walk split between the lower ground and upper ground floors. A series of wide granite steps that to the lower ground floor retail uses offer maximum frontage onto St James Square. Access to the upper ground floor is facilitated by four contemporary sets of stairs. The interface with James Craig Walk is to be resolved as simply as possible, keeping the focus on the architecture and central areas of the Square.

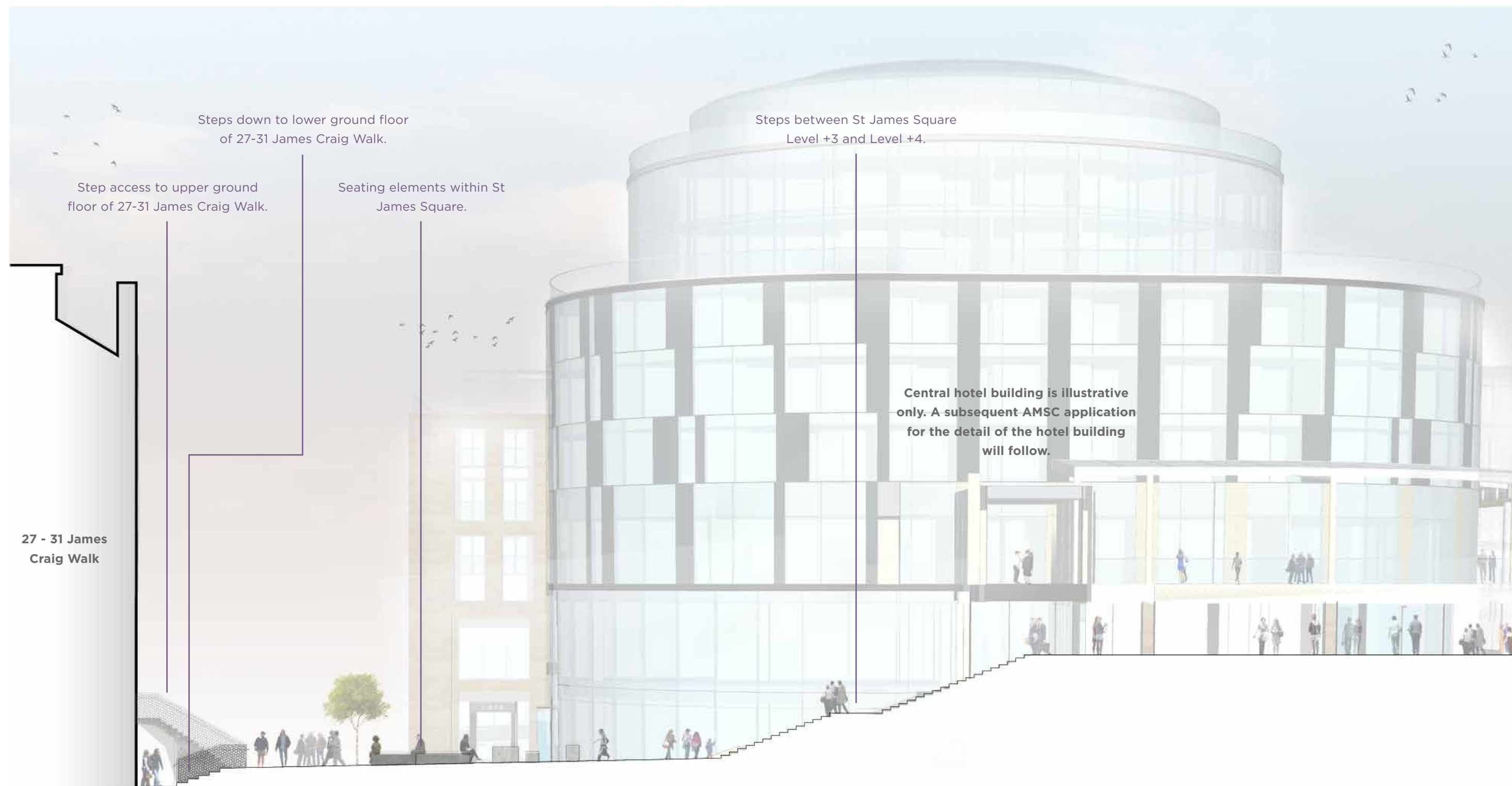
Both Elder Street and James Craig Walk have existing gradients of approximately 1:11 / 1:12. As these are tying in with existing routes and retaining structures, there is limited possibility of making them truly accessible. With accessible routes into St James Square possible through the Galleria, other routes will be made as comfortable as possible, but will be treated as 'city routes' rather than building accesses. The public realm treatment of these routes will look to enhance pedestrian comfort through the provision of discreet handrails, seating and where possible landings.



Precedent images showing how geometric forms and shades can be combined to fade paved surfaces from light to dark.



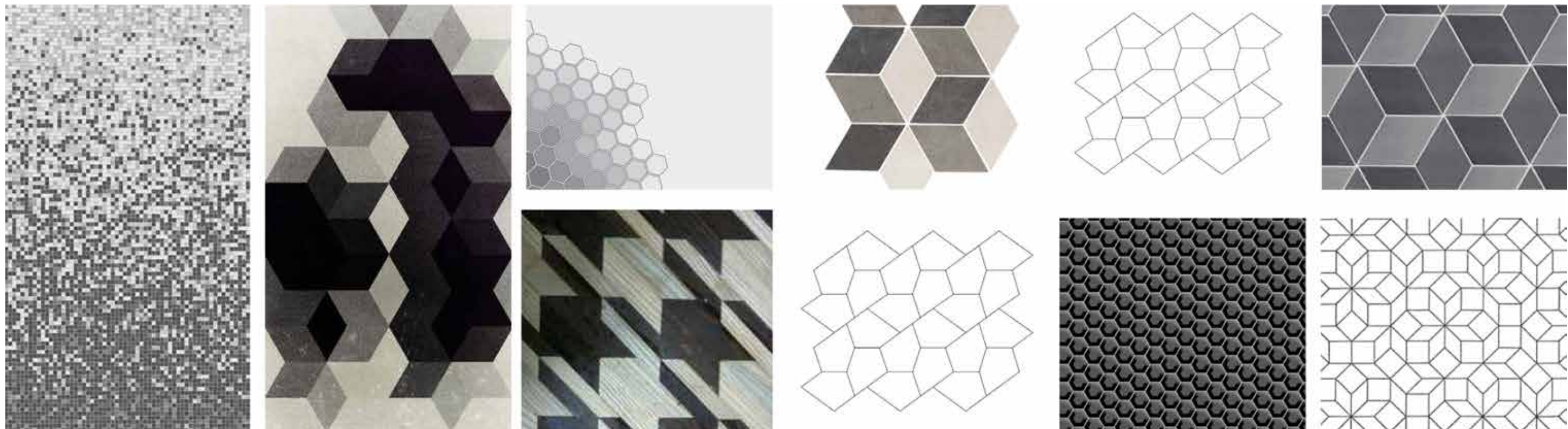




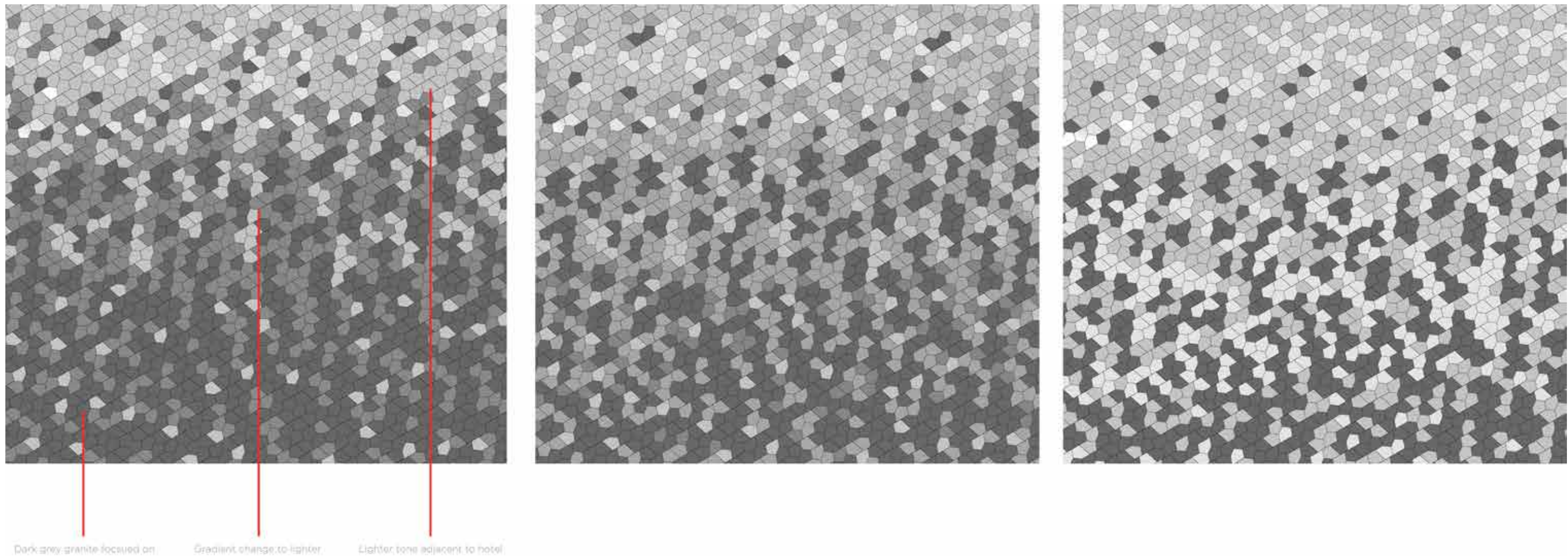
Section through St James Square looking north.



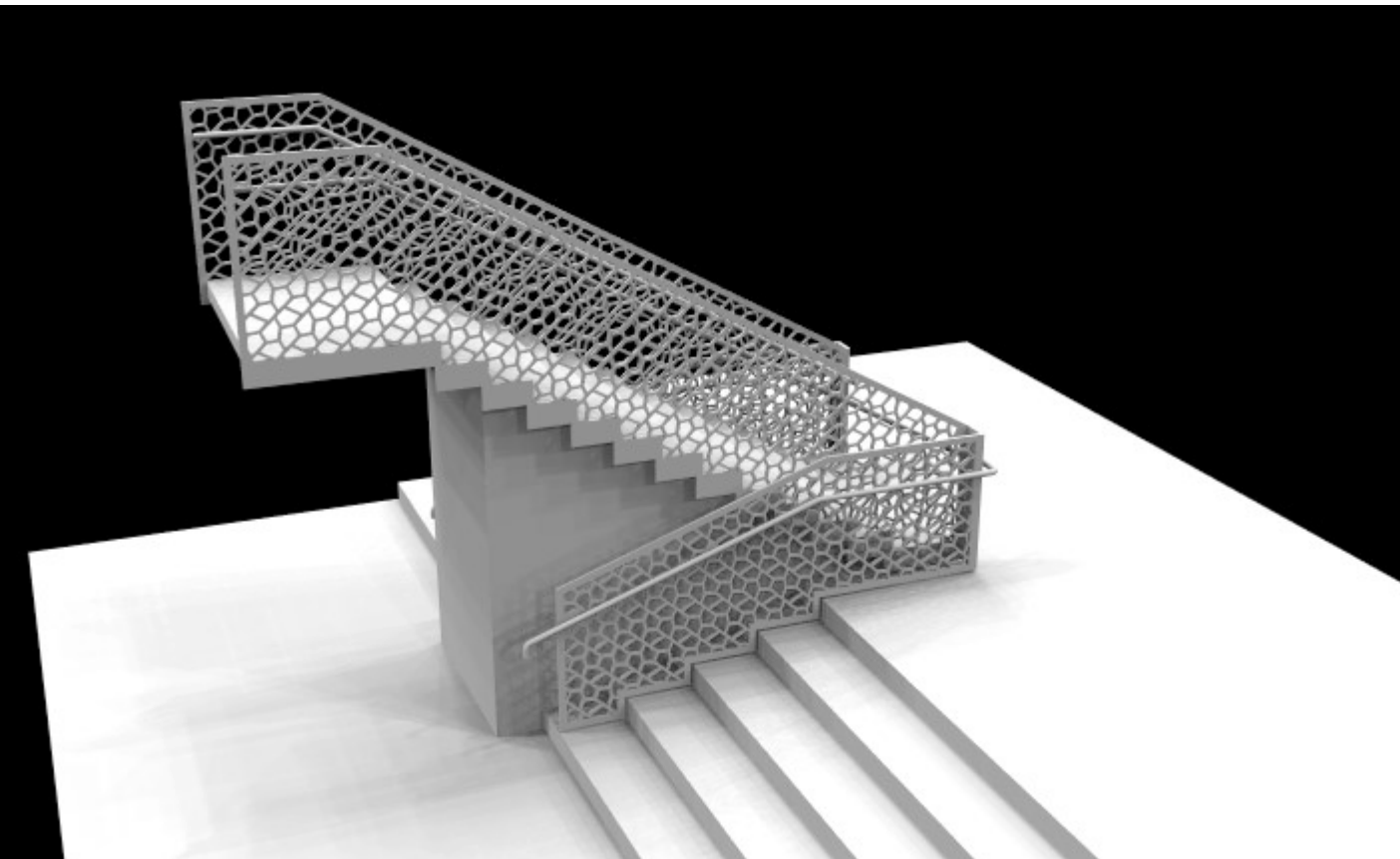
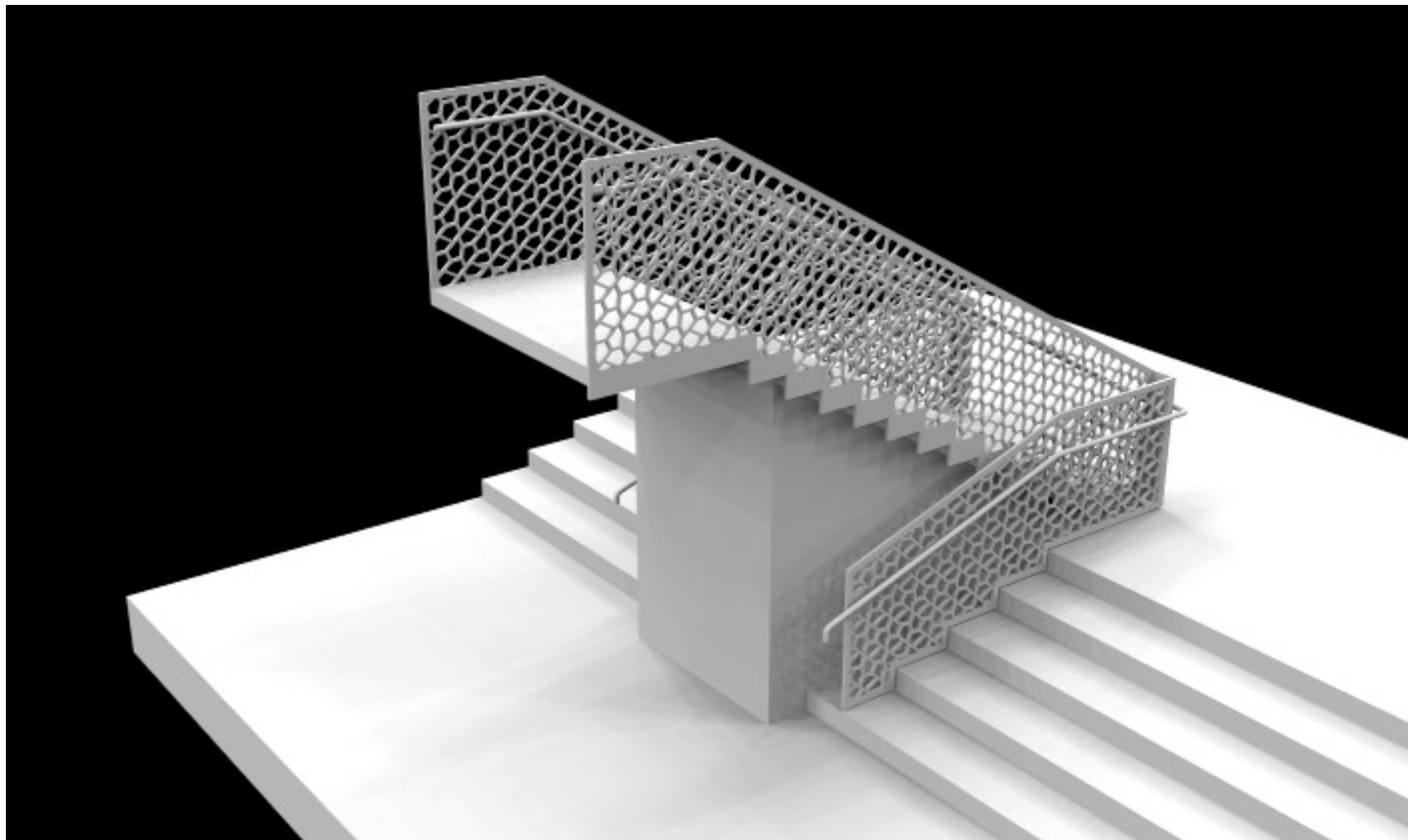
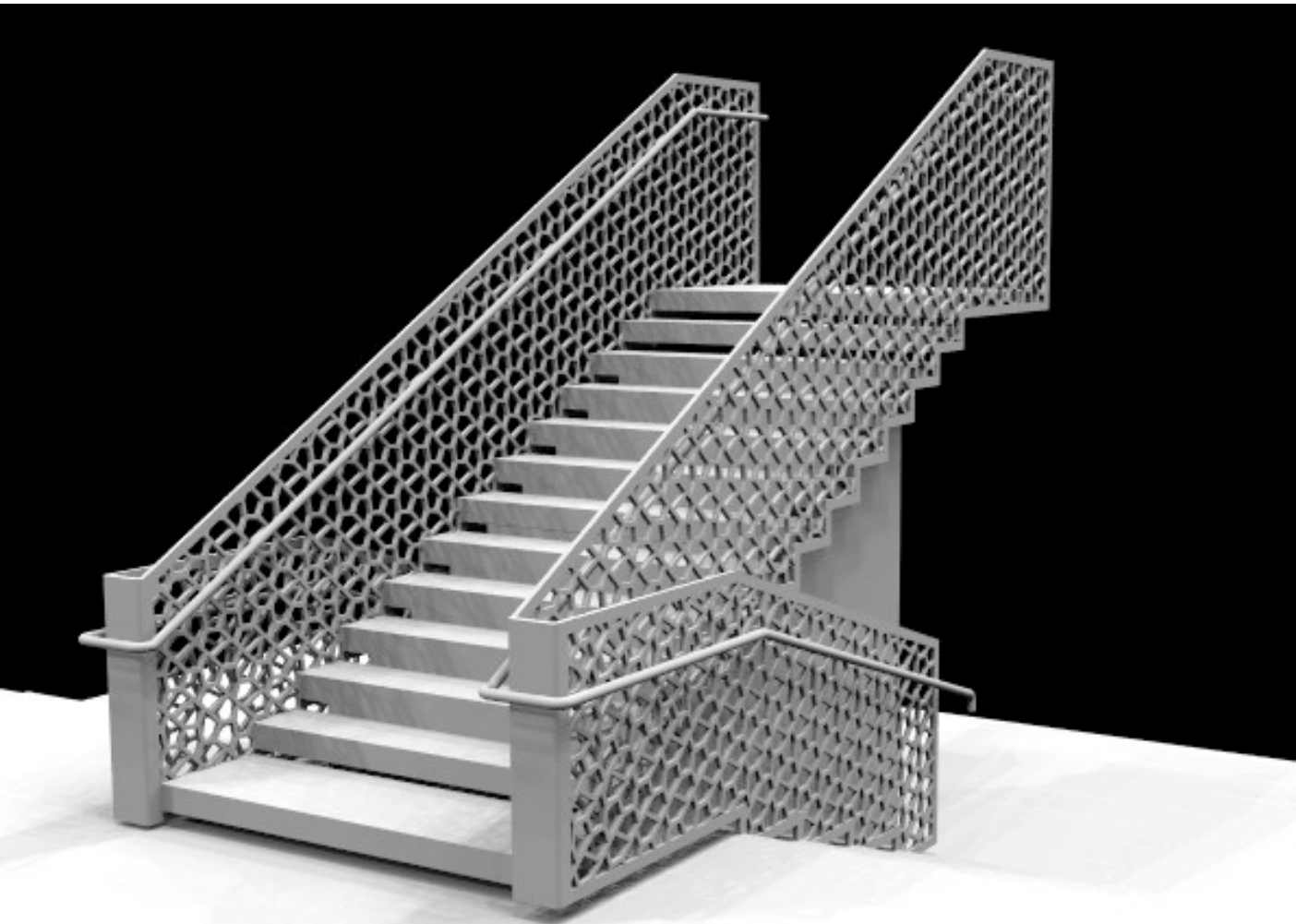
St James Square.



Exploration of tessellation and tones.



Studies of contrast and tonal variation within tessellating paving.



Images showing the design intent for the steps accessing the upper ground floor of 27-31 James Craig Walk.

5.2 register square

Register Square is located on the perimeter of Edinburgh St James, providing entrance space from Princes Street and Waterloo Place. Register Square is defined by a series of existing and proposed architectural elevations, including the grade 'A' listed Register House.

The Square is also located on the confluence of three prime routes; James Craig Walk, The Galleria and Leith Street. These routes meet at an approximate level of +66.80, but then split in three vertical directions. James Craig Walk rises towards St James Square and Leith Street drops in elevation towards Picardy Place.

The existing situation uses a series of retaining walls and balustrades to define the three main changes in level. The proposal is to replace these with seating walls and steps to avoid balustrades. These should both physically and visually unify the space, creating a better relationship with Leith Street and James Craig Walk.

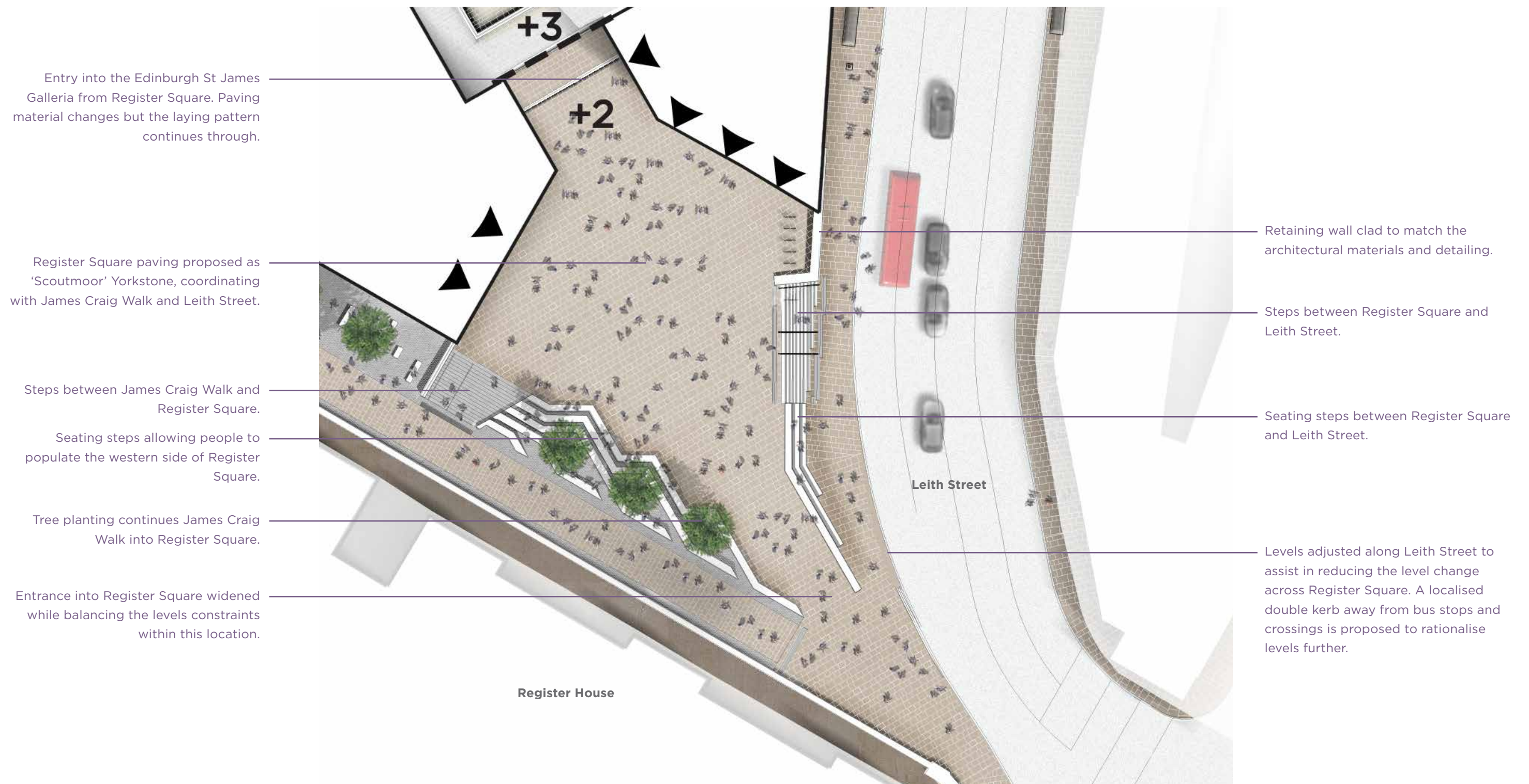
Proposed tree planting along James Craig Walk extends into Register Square stepping down a series of seating steps. This reinforces James Craig Walk as a main route and provides a comfortable seating opportunity facing into Register Square for people linger.

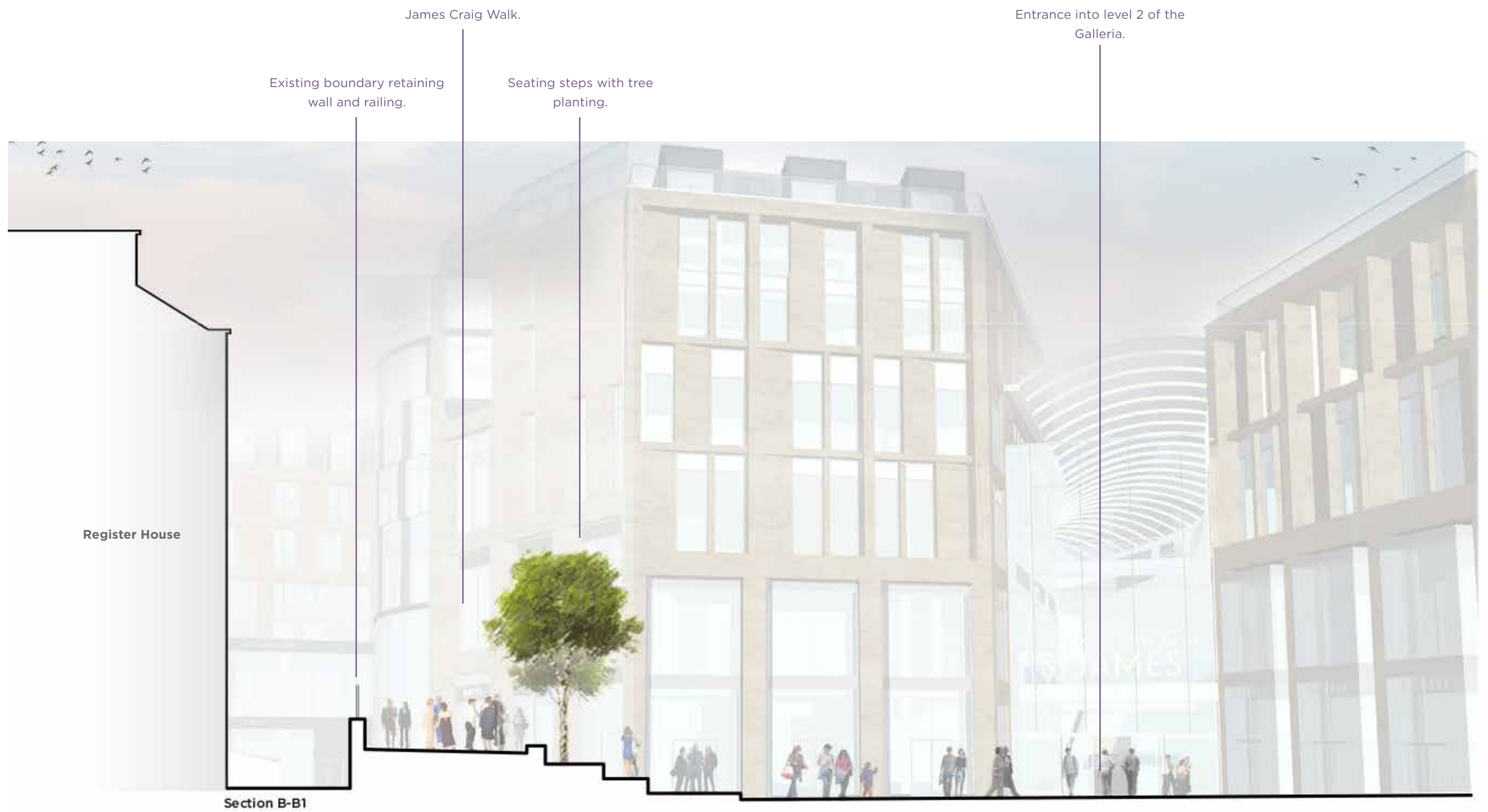
The main entrance into Register Square from Waterloo Place has been widened and rationalised, which goes some way to alleviating the current pinch point. This involves significant manipulation of the existing levels, including a review of the vertical alignment of Leith Street, and the use of a localised double kerb.

As Register Square is on the boundary of the site, the 'Scoutmoor' Yorkstone footway material is pulled into the space, providing a simple high quality ground plane. Seating walls are proposed in natural stone maintaining the quality feel of this key space.



Examples of steps and seating steps that define level changes within spaces.







Visualisation showing the public realm proposals for Register Square.

5.3 little king street square

Cathedral Lane, St James Place and Little King Street provide the public realm setting for St Andrew’s Hall and provide the main access into Level 1 of the Edinburgh St James Galleria. The prime residential access is also located along St James Place adjacent to St Andrew’s Hall.

The proposed treatment of Little King Street and St James Place, to the junction of Cathedral Lane, draws inspiration from New Town routes such as Thistle Street. A modern interpretation of a setted granite carriageway defined by granite drainage channels and low upstand granite kerbs marks vehicular routes, but provides a surface suitable for pedestrians to use as a shared surface. The footways are proposed in ‘Scoutmoor’ Yorkstone, a material that has been adopted for the wider New Town. While this overall treatment is inspired by typical New Town Streets, the proposed low kerbs provide a greater feeling of pedestrian priority and the contemporary detailing reinforces an approach that is not pastiche.

Little King Street is extended into the Galleria, providing a direct pedestrian route into Edinburgh St James. While the paving material changes at the threshold, the laying pattern within the Galleria will coordinate with that used externally.

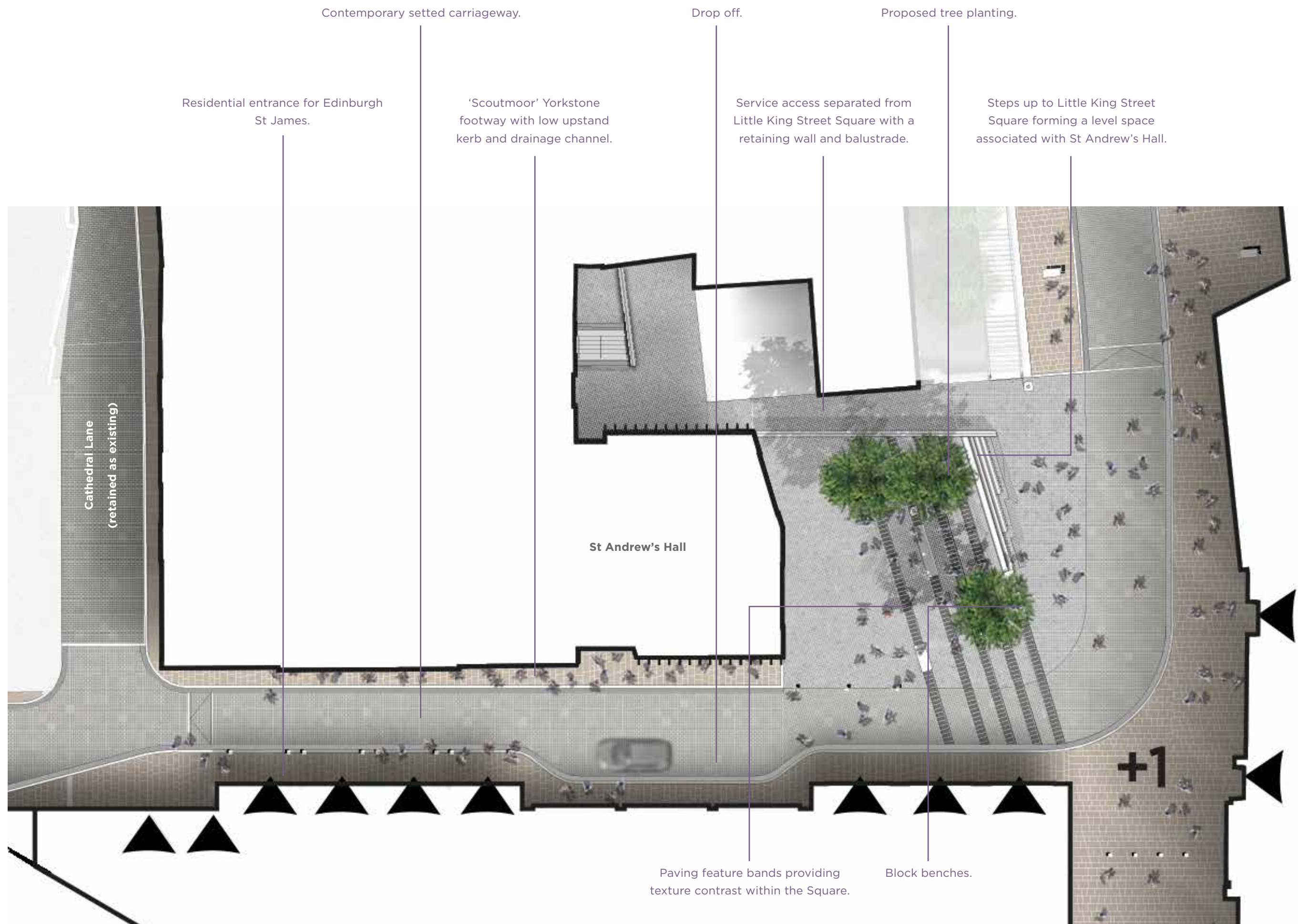
Existing levels along Little King Street are approximately 1:10 / 1:11, and as such do not provide an accessible route into Edinburgh St James. However, there is an accessible route from Level +0 (Picardy Place) to Level +1 (top of Little King Street) within the building.

Providing a setting for the proposed extension to St Andrew’s Hall, ‘Little King Street Square’ is to be simply detailed as a contemporary ‘setted’ space. The choice of granite tones and proportion of unit sizes are intended to provide a unified space with a detail and texture that enhances the character and quality of public realm associated with St Andrew’s Hall. The space is continuous with Little King Street and St James Place with the materials palette and detailing being common to all three. This results in a simple, seamless public realm that offers opportunities for external seating associated with the cafe / restaurant uses, a clear route into the Galleria and a setting for the main residential entrance.

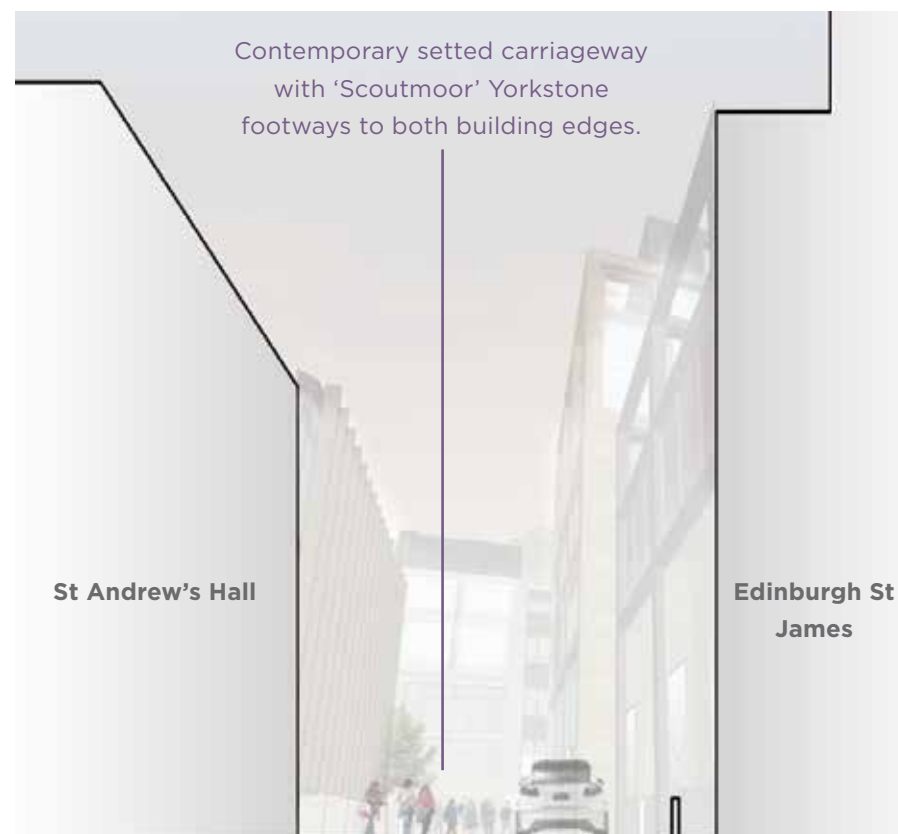
‘Little King Street Square’ will be raised from the existing level to tie in directly with the finished floor level of St Andrew’s Hall and Level 1 of Edinburgh St James. This change in level will result in the loss of 3no existing trees, however the proposal includes the same number of proposed standard trees. The interface with Little King Street will be defined with a series of steps that negotiate the change in level. Integrated natural stone block benches provide simple, robust opportunities for seating.



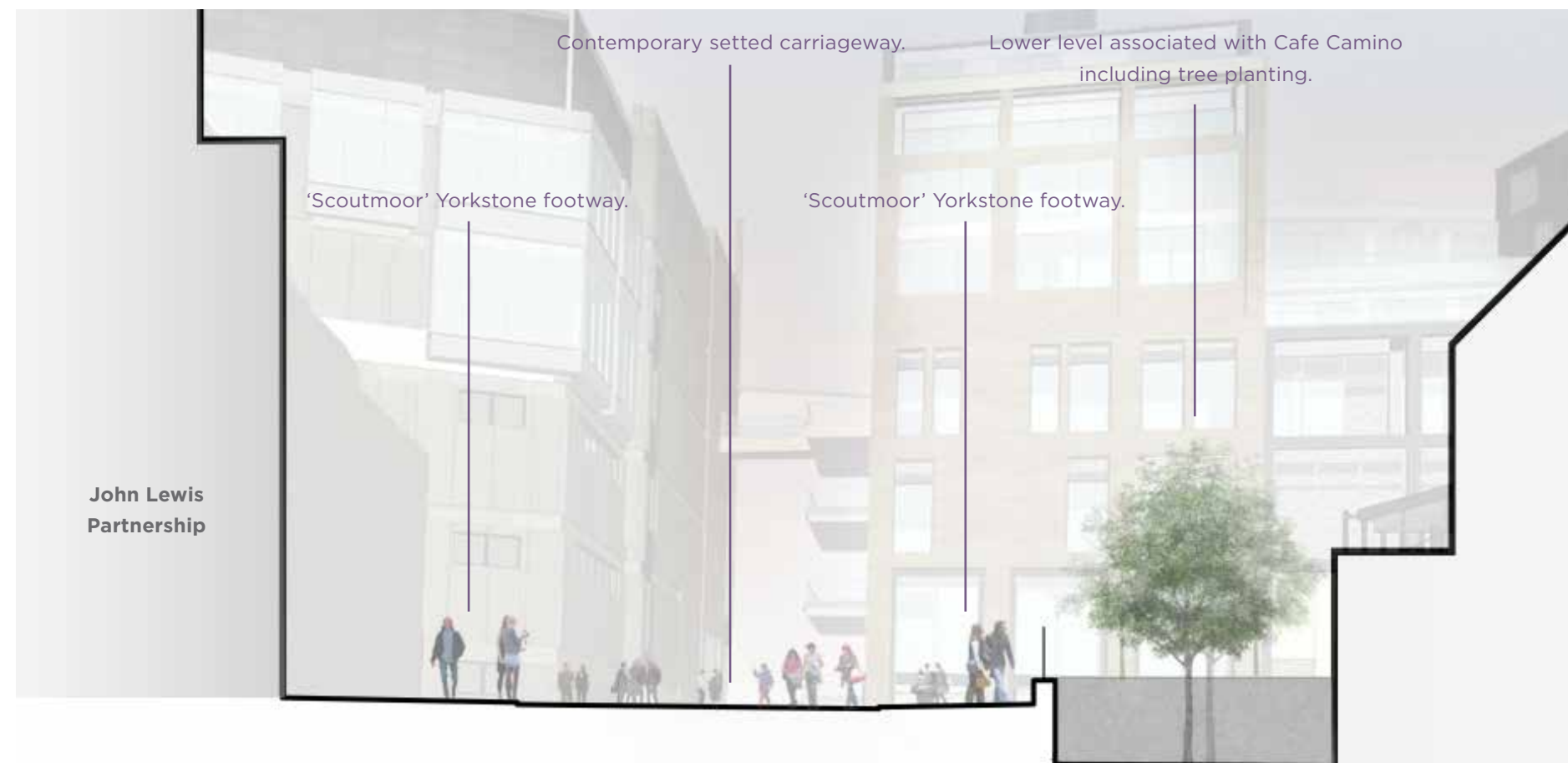
Images showing precedent exploring paving textures and examples of contemporary interpretations.



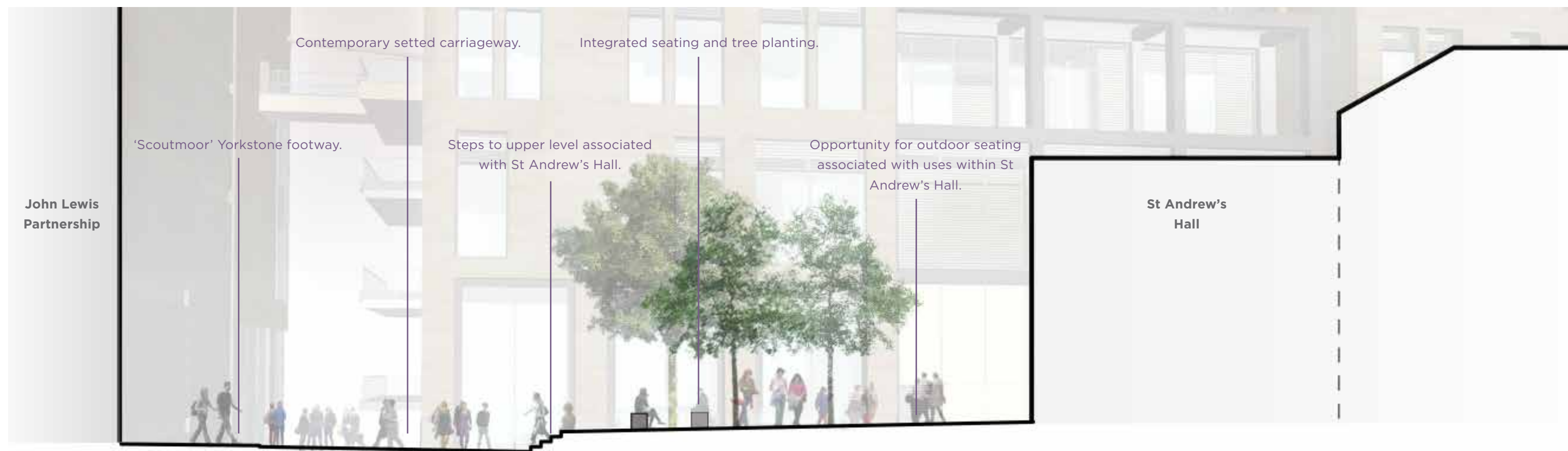
Public Realm proposals for Little King Street Square.



Section through St James Place looking east towards John Lewis.



Section through Little King Street looking towards the Edinburgh St James Galleria entrance.



Section through Little King Street Square looking towards the Edinburgh St James Galleria entrance.



Visualisation showing public realm proposals for Little King Street Square.

6. terraces & gardens

Within the upper levels of Edinburgh St James are a series of private and communal terraces associated with both hotel and residential uses. These offer an opportunity to introduce soft landscape both as amenity to those using the spaces, and as visual amenity for people looking onto Edinburgh St James from higher viewpoints such as Calton Hill. This chapter sets out the approach taken to these areas.

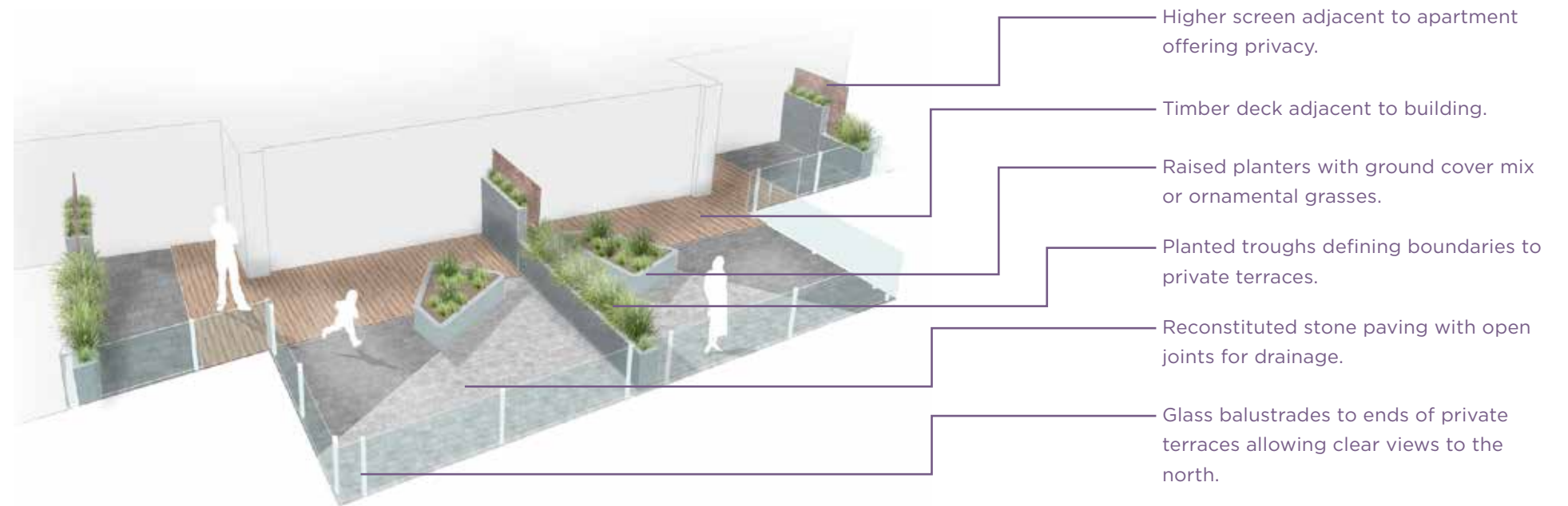
6.1 terraces & gardens

The upper levels of Edinburgh St James (Levels +5, +6 and +8) become softer in character and include public, private and communal terrace 'garden' spaces. While these vary from being private to semi-private, the approach is consistent throughout. Working from a defined slab level, a suite of landscape materials is proposed each with a specific build up depth. This results in a landscape proposal that is articulated with subtle level changes between hard and soft treatments. Opportunities for seating are to be provided in communal areas associated with residential and aparthotel uses.

An important consideration for the upper gardens and terraces is the promotion of the dramatic views to the north. For this reason, planting is proposed along the boundaries between private terraces, but the view is left clear at the end elevations with balustrades proposed. Raised planting areas will be defined within the private gardens / terraces offering residents opportunity to add soft landscape.

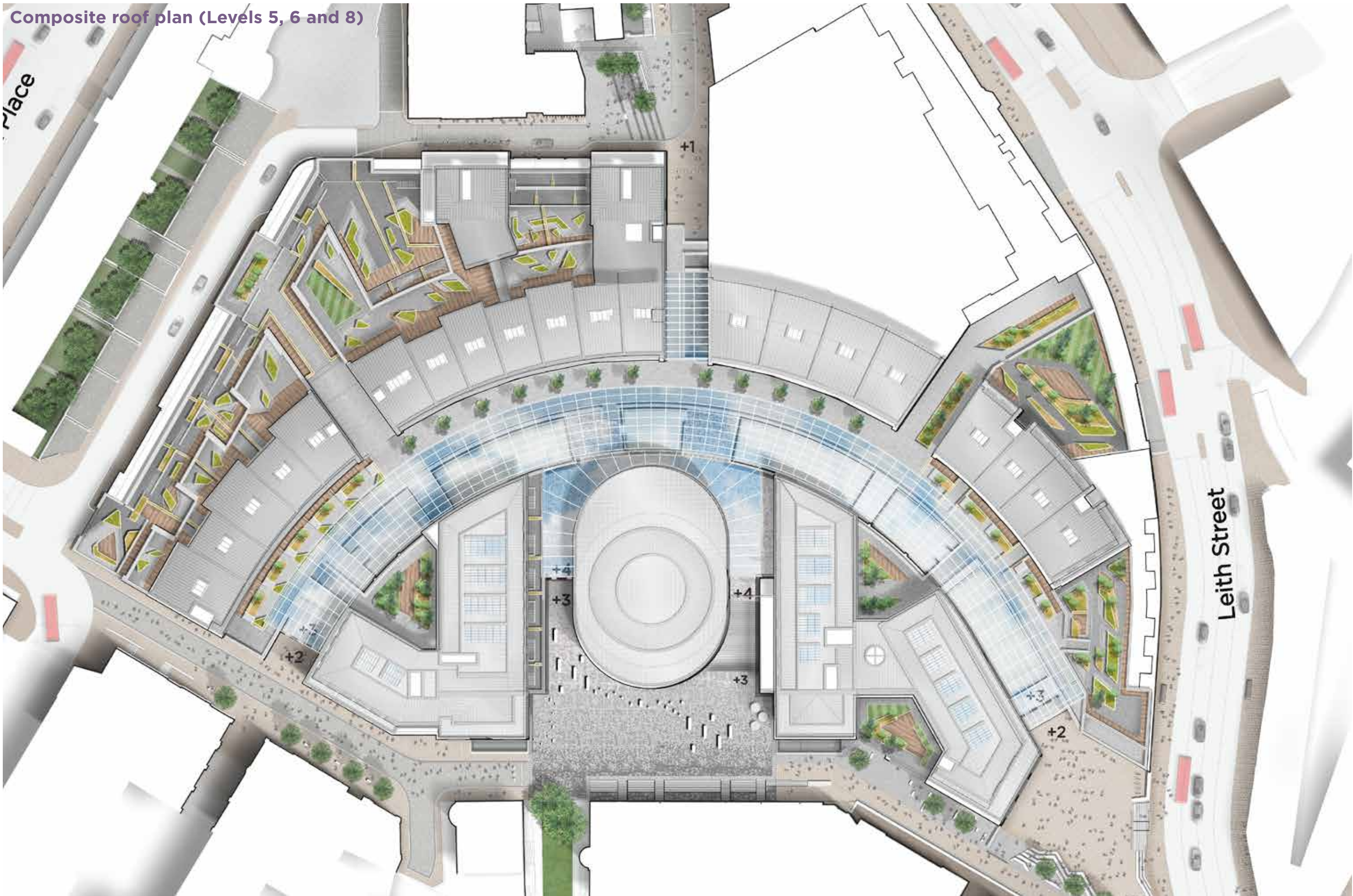
Proposals for the terraces and gardens include:

- **Quality hard landscape materials included reconstituted paving slabs and timber deck;**
- **Raised planting areas that will offer flexibility within private terraces, but will be planted within communal areas;**
- **Specimen shrub / tree planting within larger soft landscape areas;**
- **Planted troughs and screens defining boundaries between private terraces;**
- **Seating opportunities within communal areas;**
- **'Green roof' type drainage for both hard and soft landscape finishes.**



Diagrams showing the principles for private gardens and terraces. The top version shows how the garden could look when the associated apartment is sold and the diagram below shows how this could be adapted by the occupier.

Composite roof plan (Levels 5, 6 and 8)



Composite roof plan showing levels 5, 6 and 8.

Level 5

Private terraces associated with residential apartments.

Communal residential terrace.

Private terraces associated with residential apartments.

Private gardens associated with residential apartments.

Communal residential terrace.

Terrace associated with the aparthotel.

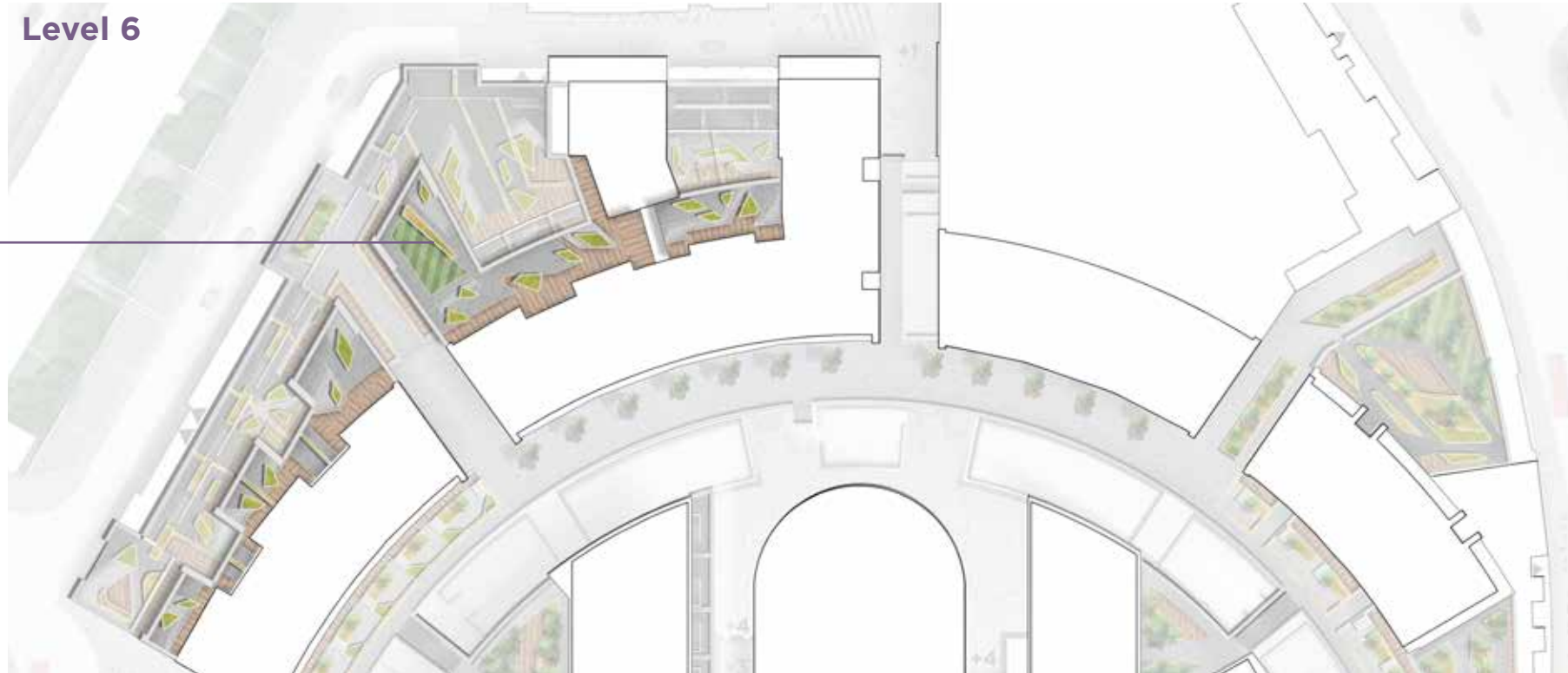
Private gardens associated with residential apartments.

Communal residential terrace.

Plan showing level 5.

Level 6

Private terraces associated with residential apartments.



Plan showing level 6.

Level 8

Private terraces associated with residential apartments.



Plan showing level 8.

7. approach to public art

This chapter outlines a strategic approach to public art at Edinburgh St James. Each of the spaces and routes offers a different opportunity for the integration of public art which will be developed further through the subsequent stages of this project.

7.1 Introduction

Public art fulfils a key role within the streetscape, representing the culture and ambition of a place while enriching and emphasising the character of a city. Appropriately located and procured art can articulate the public realm, adding a layer of intrigue, representing historic or cultural aspects of a place and helping people to orientate themselves within the wider city. Public art can make a bold statement, or can provide a layer of detail that is only discovered by those who take the time to seek it out. Combining these aspects reinforces a rich public realm that people truly engage with.

The spaces and streets of Edinburgh St James offer a variety of opportunities for the incorporation of public art. At this stage no detailed proposals have been developed, but an approach to how public art could be procured can be defined.

7.2 Public Art in Edinburgh

Edinburgh has a rich history in the incorporation of public art and sculpture. Alongside the more established memorials and statues evident throughout the city centre, there are several more recent pieces that have been located in the vicinity of Edinburgh St James. This includes:

- ***The Paolozzi sculptures at Picardy Place.***
- ***‘Dreaming Spires’ (Giraffes) to the front of the Omni Centre.***
- ***Statue of Sherlock Holmes.***

While these pieces provide interest within the public realm, the placement of objects and sculpture is not the only approach to public art. The art can be incorporated into the fabric of a space or street, or can even form the concept for a space. Examples of this approach in Edinburgh include:

- ***Martin Creed’s Work No. 1059 (The Scotsman Steps).***
- ***The incorporation of Alexander McCall Smith’s words at the Atria.***
- ***The materials, design approach and incorporation of historic imagery at Exchange Place.***

There are also spaces that provide opportunity for temporary pieces of artwork and exhibition in Edinburgh. One example of this is St Andrew’s Square which recently accommodated Bruce Munro’s ‘Field of Light’. This ability to accommodate temporary pieces can animate spaces, allowing them to remain intriguing to those using the public realm.

7.3 Approach for Edinburgh St James

With a project on the scale of Edinburgh St James, there are opportunities to employ a range of approaches that can be seen elsewhere in Edinburgh and further afield. With a legible public realm proposed, the public art could add

a layer into key routes and spaces.

7.3.1 Register Square

Register Square could provide a location for a piece of commissioned public art or could well suit incorporated artwork. This prominent locations and key space could allow a specific brief to be drafted allowing artists to respond with an appropriately scaled and conceived piece or an integrated element.

7.3.2 James Craig Walk

As one of the key public routes associated with Edinburgh St James, the incorporation of artwork into the fabric of James Craig Walk could provide a level of detail and intrigue that is not immediately apparent. This could represent an aspect of the history or culture of the site, with text or graphics incorporated into street furniture or paved surfaces.

7.3.3 St James Square

St James Square is intended as a unique space with a distinct public realm treatment to the rest of Edinburgh St James. The Square could be described as a piece of public art in its own right, with the distinctive paving, street furniture and lighting creating a unique composition.

St James Square also provides an opportunity for temporary installations and exhibition, with the hard space able to be programmed. This could assist in reinforcing St James Square as a dynamic space for Edinburgh St James and the wider city centre.

St James Square has also been considered for the location of the historic stone currently located in the retaining wall between Leith Street and Register Square. Current proposals suggest this is located within a building elevation behind glass that incorporates interpretive text.

7.3.4 Little King Street Square

As a smaller scale of space, Little King Street Square could offer a different opportunity for public art. Rather than a piece that make a bold statement, the artwork within Little King Street Square could be more subtle, as elements to be discovered. This could include poetry or interpretation of the history of the place etched or cut into street furniture.

There is also an opportunity for artwork to be included on the building elevation along St James Place, adjacent to Little King Street Square. This could use lighting and texture to create a focal point along this narrow lane.



Sherlock Holmes, Picardy Place.



Historic references through artwork walls and use of materials at Exchange Place, Edinburgh.



Martin Creed's Work No. 1059 (The Scotsman Steps), Edinburgh.



'Dreaming Spires' (Giraffes) to the front of the Omni Centre, Edinburgh.



Bruce Munro's 'Field of Light' installed at St Andrew's Square, Edinburgh.



The incorporation of Alexander McCall Smith's words at the Atria, Edinburgh.



The Paolozzi sculptures at Picardy Place, Edinburgh.

8. approach to lighting

This chapter outlines the approach to lighting throughout the public realm at Edinburgh St James. Full details of the external lighting for the St James development will be submitted as part of a subsequent Approval of Matters Specified in Conditions Application to cover condition 23 (xii) of the St James Outline Planning Permission relating to “the external lighting, including floodlighting and street lighting, arrangements for the development.” This will include details of the external lighting including:

- Column mounted lighting;
- Building mounted lighting;
- Tree mounted lighting;
- Lighting integrated with street furniture; and
- Rail mounted pedestrian route lighting.

The public realm has been developed in a way which considers the lighting needs of the site. This section provides an overview of the proposed external lighting strategy in the context of the public realm.

8.1 The role of Lighting at Edinburgh St James

The reason we light is to make it easier, safer and more enjoyable for people to move around after dark. However, we must also consider the daytime appearance.

By working closely with the design team we have developed a strategy to provide functional lighting in ways which consider the materials and forms of the architectural and landscape designs. Our aim is to provide the functional lighting required and also enhance the most redeeming features of each space.

Through the implementation of this lighting approach, we endeavour to:

- Provide sufficient lighting levels and the correct quality of light
- Assist with orientation and circulation throughout
- Give good colour rendering to surfaces and visually enhance each space.
- Utilise efficient light sources, luminaires and control to reduce energy consumption
- Utilise fixtures and fittings that can be sensibly maintained and sources with an extended lamp life
- Provide a landmark destination within a cohesive night-time landscape

8.1.1 Safety and Security

Good quality lighting can support increased sense of safety and well-being, identifying routes and potential hazards - such as changes in level, vehicles, or other pedestrians.

A coherent holistic approach allows us to create an organised visual environment, which can enhance the experience of those who enter the site.

Care has been taken to promote all-inclusive lit routes, providing positive visual conditions to support good facial recognition and aid orientation.

8.1.2 Wayfinding and User Experience.

Lighting places and objects can help people to orient themselves and create more memorable places.

We can use lighting to create views and memorable images of the Edinburgh St James site at night. Creating images which don't exist during the day and enhancing scenes that do - allowing us to Introduce, focal points, features and visual queues to improve the user experience.

Through subtle variations - in the scale, colour (or colour temperature) intensity or direction of light - we aim to create routes and directions which can be legible for uses who may not be familiar with the site. Creating more inviting spaces at night encourages more people to use them during the hours of darkness, and increases the perception of comfort and safety.

Improved visibility and creating new lit routes can also encourage more use of the external environment during the hours of darkness and promote a more vibrant night time economy.

Throughout the site, lighting has been developed as a series of layers which provide functional lighting and also embrace opportunities for enhancement.

8.1.3 Maintenance and Access

The lighting approach uses a combination of column mounted luminaires, building mounted luminaires and also integrated lighting details.

Lighting equipment locations have been coordinated with the team to ensure that equipment can be accessed for installation, maintenance and replacement.

Light sources shall also be specified with a long service life to extend maintenance intervals and suitably sealed against the ingress of moisture. (Exterior luminaires in uncovered areas will be sealed to IP65+, Any fixtures at low level with a potential to be submerged shall be sealed to IP67+)

8.1.4 Energy and Environment

The intention is to minimise energy use by only providing light when and where it is required. (The correct quantity and quality of light, in the right place, at the right time).

Low energy technologies with good optical control will be utilised throughout, to reduce unwanted lightspill and promote an efficient use of energy.

Lighting pollution and glare can be managed and minimised through the specification location, and orientation of equipment. The design approach considers the direction, intensity and distribution of light within the adjacent area and beyond.

The external lighting will be controlled in layers, using Solar timeclock/ Photocell control to minimise the hours of use. There will be an opportunity to override selected layers to vary the intensity of light to suit the time of night/occupancy/events.

8.1.5 Control

External Lighting will be controlled in layers, using Solar timeclock/Photocell control to sensibly manage the hours of illumination.

There will be an opportunity to override selected layers to vary the intensity of light to suit the time of night/occupancy/events.

Enhancement lighting and lit features will be individually controllable, such that they can be to be switched ON/OFF independently of the adjacent functional lighting equipment.

The lighting to internal areas, within the Galleria footprint will use dimmable sources throughout. Lighting levels shall be varied to suit the time and also ambient lighting levels.

The interior areas shall be divided into sensible control zones allowing the localised lighting to be varied to accommodate the different requirements of each space, throughout the day and into the evening. In these areas lighting will have the ability to be controlled through a series of lighting scenes (to reflect Morning, Late afternoon, Dusk, Early Evening, Late Evening, Event, Security).

8.1.6 Quality and Appearance

The areas surrounding the site presently contain many different light sources and colour temperatures of light. (Sodium, Metal Halide. Fluorescent, LED)

The warm natural hues of the materials proposed and the aspiration to create an inviting character suggest that warm white light (3000-3500K Colour temperature) is most appropriate for the main functional lighting layers.

Some subtle variations have been introduced for enhancement, with a cooler white light (4000 -4250K) used for tree accent lighting.

All functional light sources used shall provide good colour rendering properties (CRI >70) to promote good quality visual acuity, All functional light sources shall deliver a wide spectral distribution of light so the full range of colours can be identified and the quality of materials can be celebrated in their most redeeming forms during the hours of darkness.

8.2 Public Realm Lighting (Register Square)

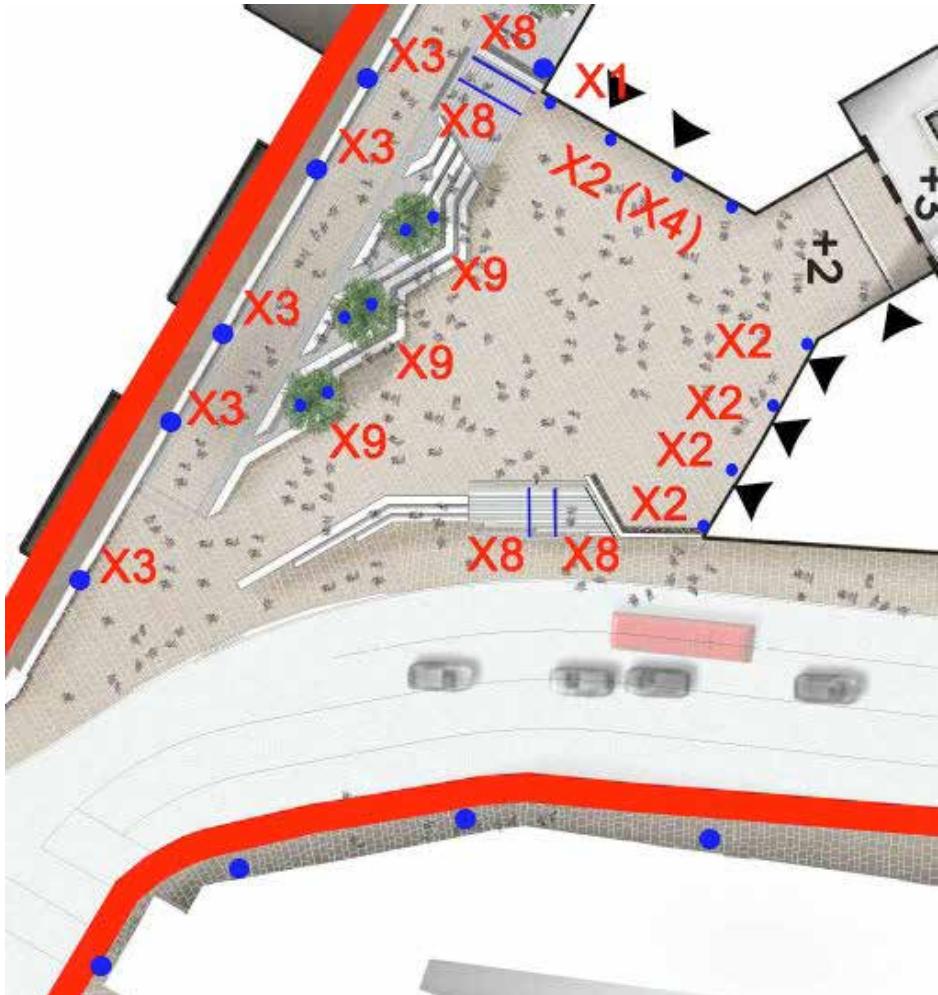
8.2.1 Lighting Approach

Several Layers of lighting equipment have been combined to provide lit routes and enhance selected features within the space:

- X2 = Discrete wall-mounted luminaires (Galleria Facade)
- X3 = Historic Lantern Upgrade (Register House Railings)
- X8 = Concealed LED Handrail lighting (steps)
- X9 = Low-glare Inground uplights (trees)
- X14 = Building mounted Streetlights (Leith Street)

The aspiration is to minimise clutter, providing light from the perimeter elements, to leave the central area free and open.

- Discrete wall-mounted lights are provided at strategic locations on the Galleria Facade; to illuminate the perimeter circulation routes leading to the Galleria Entrance
- The existing Historic lanterns on the register House Railings shall be restored and upgraded to contain a visually-shielded low-energy LED sources; to illuminate James Craig Walk which rises towards St James Square.
- It is proposed that building-mounted fixtures shall be provided at high level on Leith Street, below the roof parapet; to illuminate the roadway and adjacent footways, also contributing to the lighting of the steps and adjacent area.
- Concealed lighting shall be integrated within the handrails provided at each set of steps, to provide an increased level of light using a combination of symmetrical and asymmetric optics to create a wide and even coverage of light.
- Enhancement lighting is provided to illuminate the feature trees from the tree base detail below.



Part Plan showing proposed lighting equipment locations

Equipment shown outside the red line boundary is included to show design intent only.

8.2.2 Design Parameters

Lighting class P1

- (Average illuminance = 15 lux, minimum illuminance = 3 lux)

Building-mounted Lighting Equipment Criteria

- Full horizontal cut-off light distribution to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Asymmetric/Street optics
- Robust aluminium housing and toughened safety glass
- Minimum IP 65 rating (protection against the ingress of solid objects or moisture)

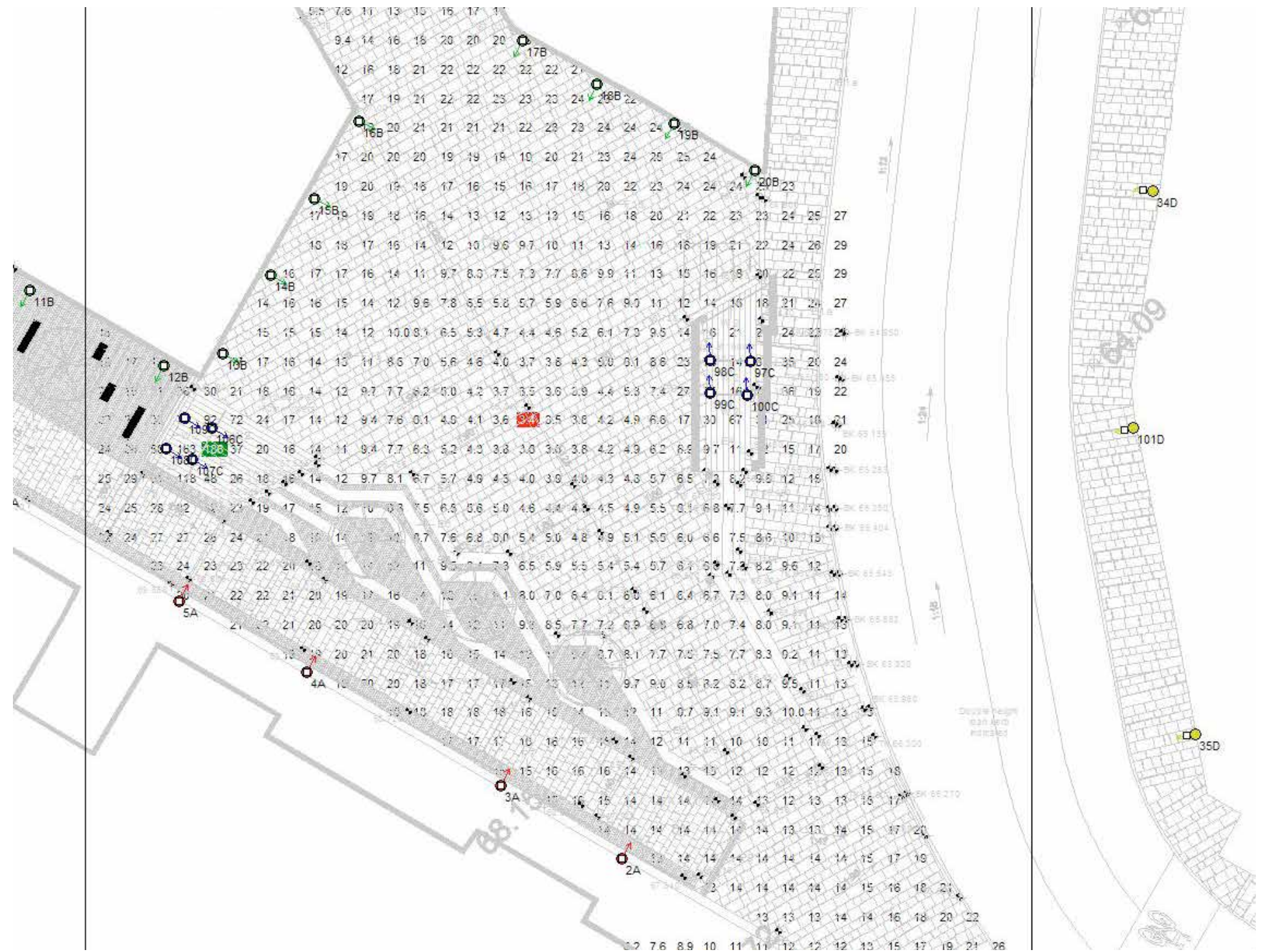
Rail-mounted Pedestrian route Lighting Equipment Criteria

- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Shielded optics/Control of surface brightness to minimize glare
- Minimum IP 65 rating
- Fully gasketed/sealed optics, toughened luminaire + diffuser

Lighting integrated within street furniture (handrail) and landscape (trees)

Integrated lighting shall meet the following criteria:

- Good colour rendering warm white light to routes (CRI = 70+ / 3000K)
- Contrasting neutral white light to trees (4000K - 4200K)
- Access for maintenance
- No direct view of lamp outwith the beam aiming angle
- Concealed cabling
- Tamper proof fixings
- IP 65 - IP 68 rating, depending on application/likelihood of submersion



Part plan of Register Square showing Initial calculation Outputs

8.3 Public Realm Lighting (James Craig Walk)

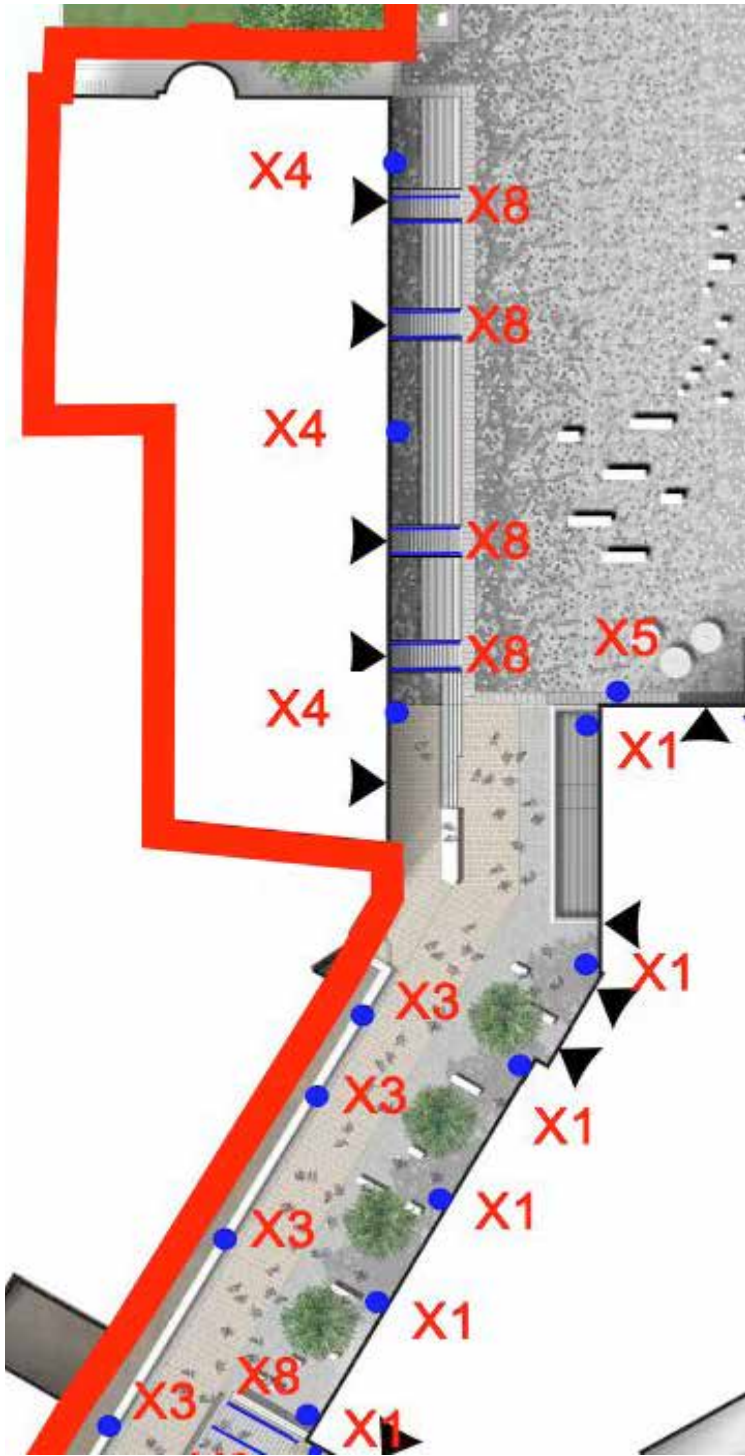
8.3.1 Lighting Approach

Several Layers of lighting equipment have been combined to provide lit routes:

- X1 = Discrete wall-mounted luminaires (Galleria Facade)
- X3 = Historic Lantern Relocation/Upgrade (Register House Railings)
- X4 = Discrete building-mounted luminaires below roof (27-31 Edge)
- X8 = Concealed LED Handrail lighting (stairs to 27-31 James Craig Walk)

The strategy of lighting from the perimeters and edges is continued, which allows us to keep the access route for emergency vehicles free from lighting equipment.

- Discrete wall-mounted lights are provided at strategic locations on the Galleria Facade; to illuminate the perimeter circulation routes leading between St James Square and Register Square.
- The existing Historic lanterns presently on the site shall be restored and upgraded to contain a visually-shielded low-energy LED sources.
- Discrete building-mounted fixtures shall be provided below the roof parapet on 27-31 James Craig Walk building; to provide localised lighting to the steps and access below and support the lighting levels along this edge of St James Square.
- Concealed lighting has been integrated within the handrails provided at each set of steps leading to 27-31 James Craig Walk.



Part Plan showing proposed lighting equipment locations



Elevation showing proposed lighting equipment locations on 27-31 James Craig Walk

8.3.2 Design Parameters

Lighting class P1

- (Average illuminance = 15 lux, minimum illuminance = 3 lux)

Building-mounted Lighting Equipment Criteria

- Full horizontal cut-off light distribution to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Asymmetric/Street optics
- Robust aluminium housing and toughened safety glass
- Minimum IP 65 rating (protection against the ingress of solid objects or moisture)

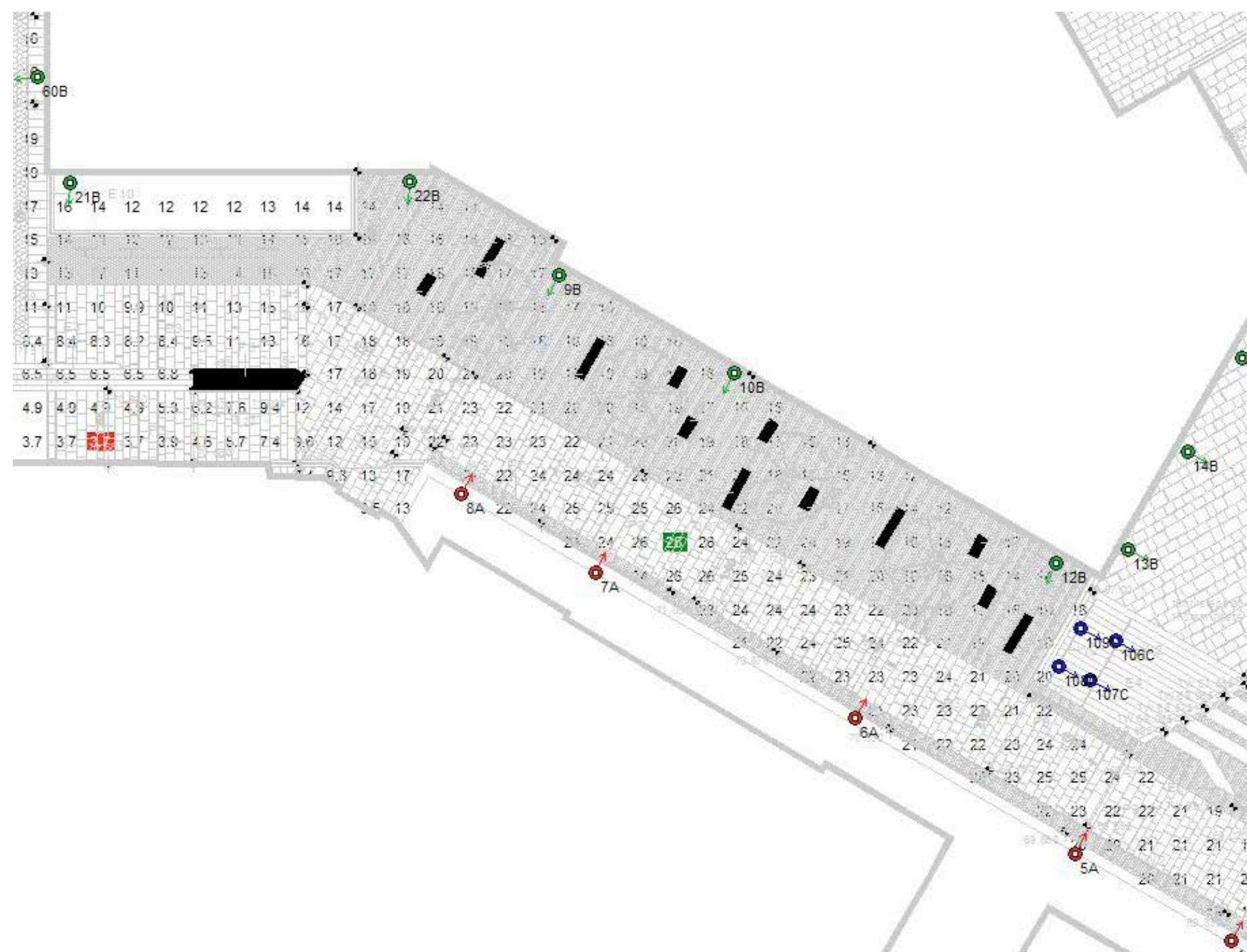
Rail-mounted Pedestrian route Lighting Equipment Criteria

- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Shielded optics/Control of surface brightness to minimize glare
- Minimum IP 65 rating
- Fully gasketed/sealed optics, toughened luminaire + diffuser

Lighting integrated within street furniture (handrail) and landscape (trees)

Integrated lighting shall meet the following criteria:

- Good colour rendering warm white light to routes (CRI = 70+ / 3000K)
- Contrasting neutral white light to trees (4000K)
- Access for maintenance
- No direct view of lamp outwith the beam aiming angle
- Concealed cabling
- Tamper proof fixings
- IP 65 - IP 68 rating, depending on application/likelihood of submersion



Part plan of James Craig Walk showing Initial calculation Outputs

8.4 Public Realm Lighting (St James Square)

8.4.1 Lighting Approach

Several Layers of lighting equipment have been combined to provide functional lighting and enhance selected features within the space:

- X1 = Discrete wall-mounted luminaires (Galleria Facade)
- X5 = Triple Array wall-mounted projectors (Galleria Facade)
- X8 = Concealed LED Handrail lighting (stairs to Galleria)
- X11 = Seasonal Gobo Projection Opportunity
- X12 = Concealed halo detail around selected furniture elements

- Discrete wall-mounted luminaires are provided at strategic locations on the Galleria Facade to illuminate the perimeter circulation routes to James Craig Walk and Elder Street. This is supported by a discrete vertical array of projector luminaires above. Allowing the central space to be free from columns.
- Concealed lighting shall be integrated within the handrails provided at the step, to provide an increased level of light using asymmetric optics to create a wide and even coverage of light.
- Enhancement lighting shall be integrated within selected furniture elements to provide a halo glow around the base using concealed sources.
- Projection opportunities has been identified to facilitate seasonal/event projection into the square.



St James Square: Aiming strategy

8.4.2 Design Parameters

Lighting class P1

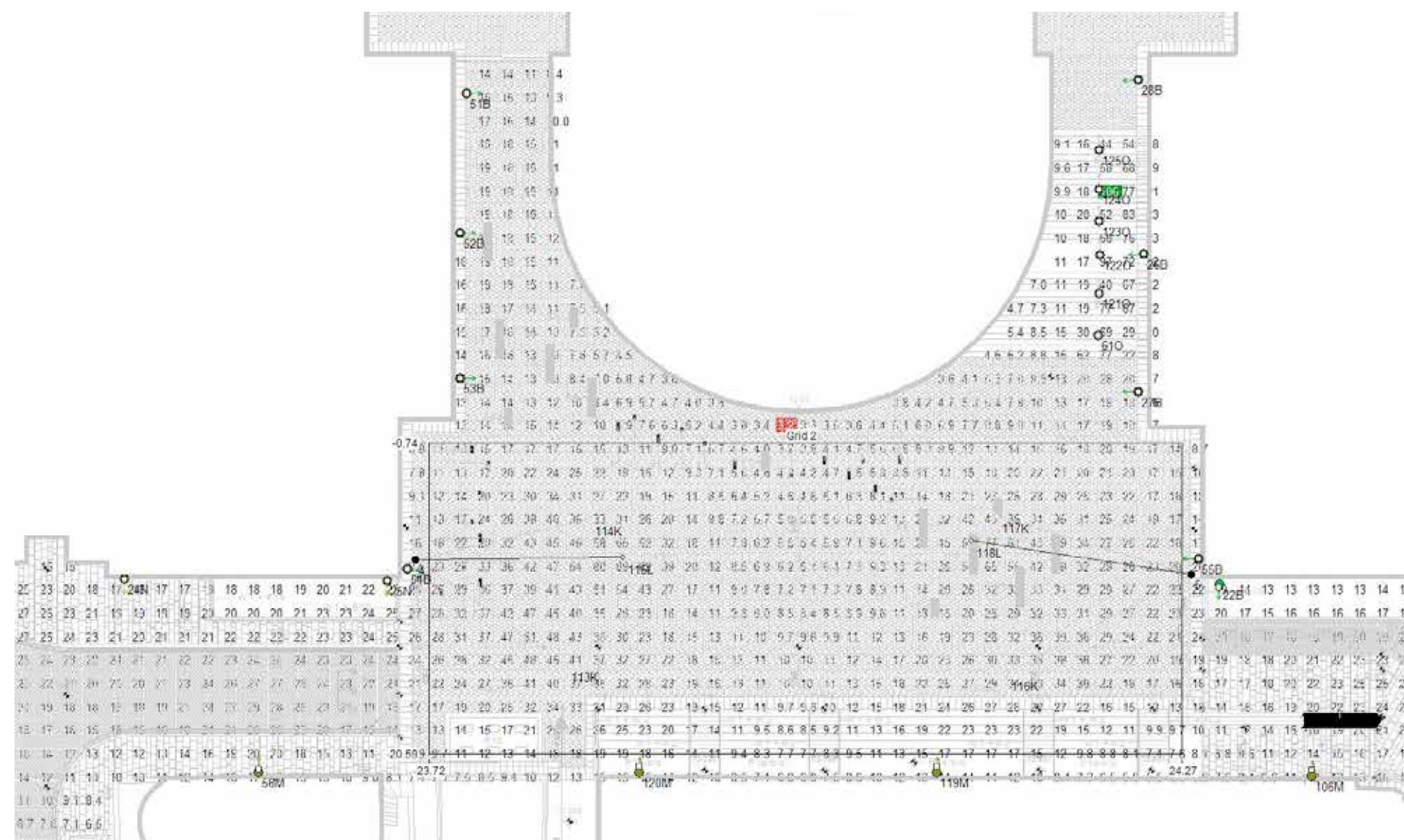
(Average illuminance = 15 lux, minimum illuminance = 3 lux)

Building-mounted Lighting Equipment Criteria

- Full horizontal cut-off light (or directional distribution) to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Asymmetric/Street optics
- Robust aluminium housing and toughened safety glass
- Minimum IP 65 rating (protection against the ingress of solid objects or moisture)
- Glare shield to be incorporated into projectors to control glare outwith the beam aiming angle.

Lighting integrated within street furniture (handrail, and also skirting detail at selected seating) shall meet the following criteria:

- Good colour rendering warm white light (CRI = 70+ / 3000K)
- Access for maintenance
- Concealed cabling
- Tamper proof fixings
- IP 65 - IP 68 rating, depending on application/likelihood of submersion



Part plan of St James Square showing Initial calculation Outputs

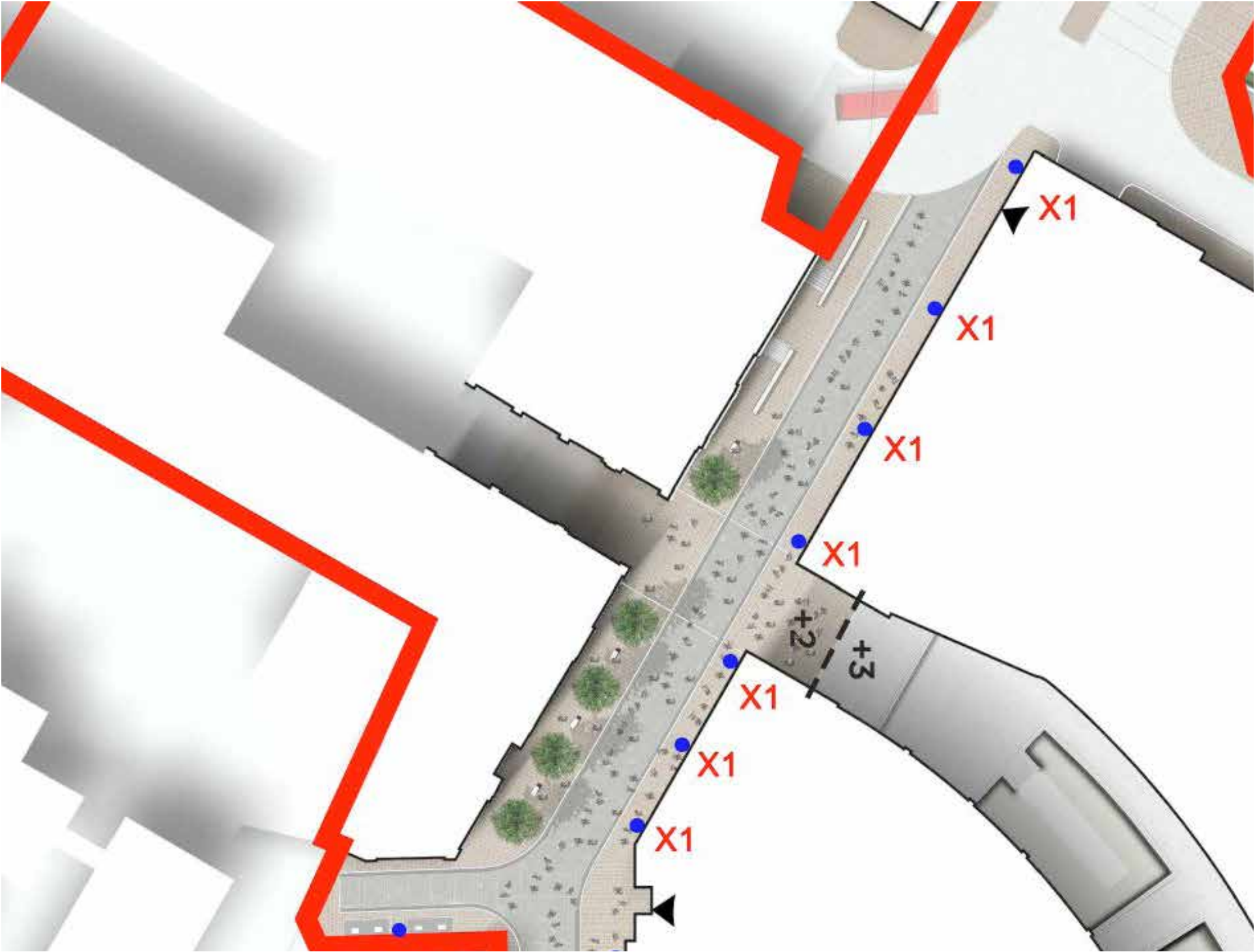
8.5 Public Realm Lighting (Elder Street)

8.5.1 Lighting Approach

A single layer of lighting equipment has been introduced in Elder Street to support and enhance the existing building mounted lighting. The intention is that the existing tall lighting columns can be removed from this location.

X1 = Discrete wall-mounted luminaires (Galleria Facade)

- Discrete wall-mounted lights are provided at strategic locations on the Galleria Facade; mounted at a consistent datum level along the facade, to illuminate the perimeter circulation routes leading between St James Square and St James Place.



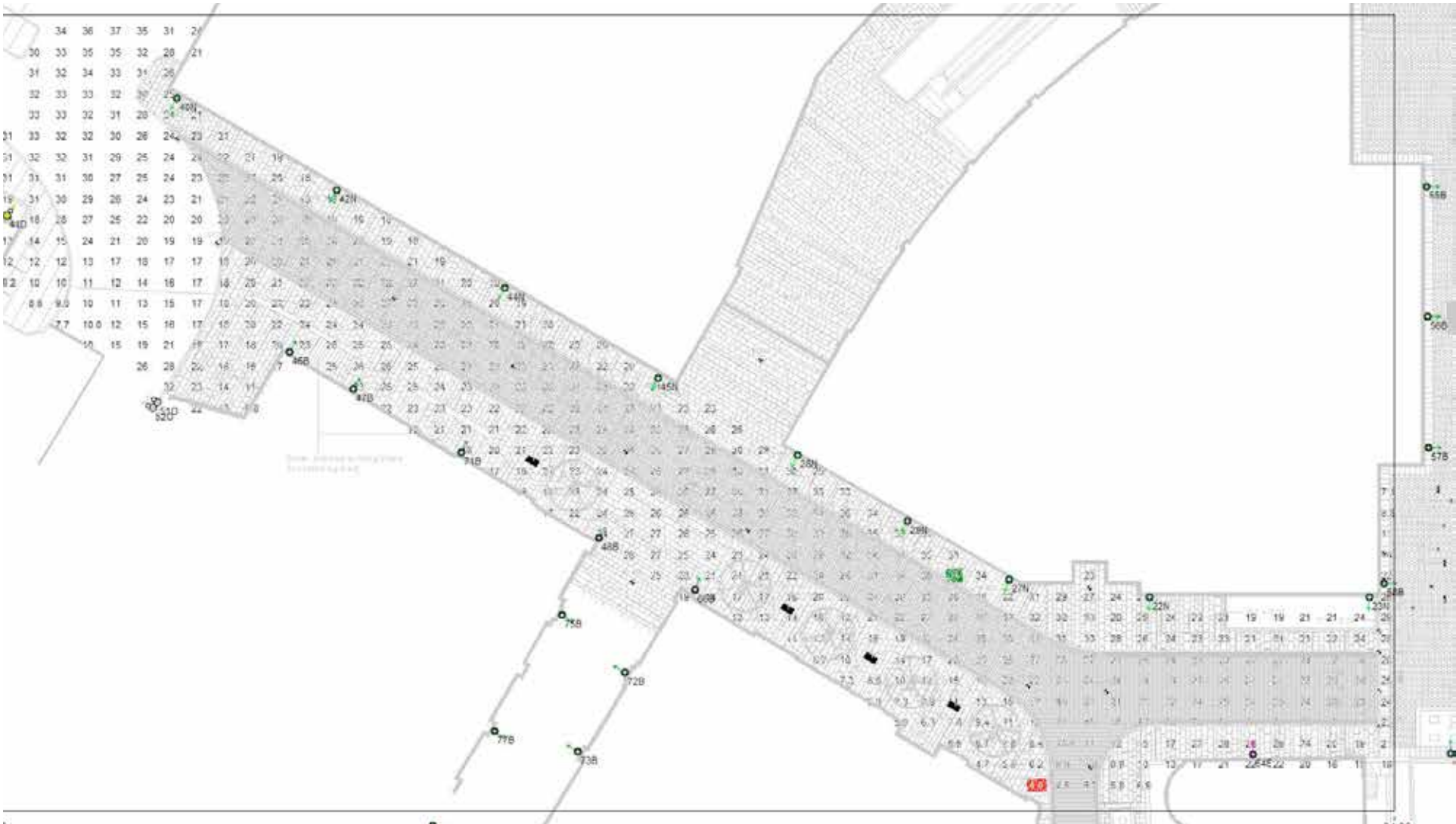
Part Plan showing proposed lighting equipment locations

8.5.2 Design Parameters

Lighting class P1 (CE2 at Conflict area)
(Average illuminance = 15 lux, minimum illuminance = 3 lux)

Building-mounted Lighting Equipment Criteria

- Full horizontal cut-off light distribution to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Asymmetric optics
- Robust aluminium housing and toughened safety glass
- Minimum IP 65 rating (protection against the ingress of solid objects or moisture)



Part plan of Elder Street showing Initial calculation Outputs

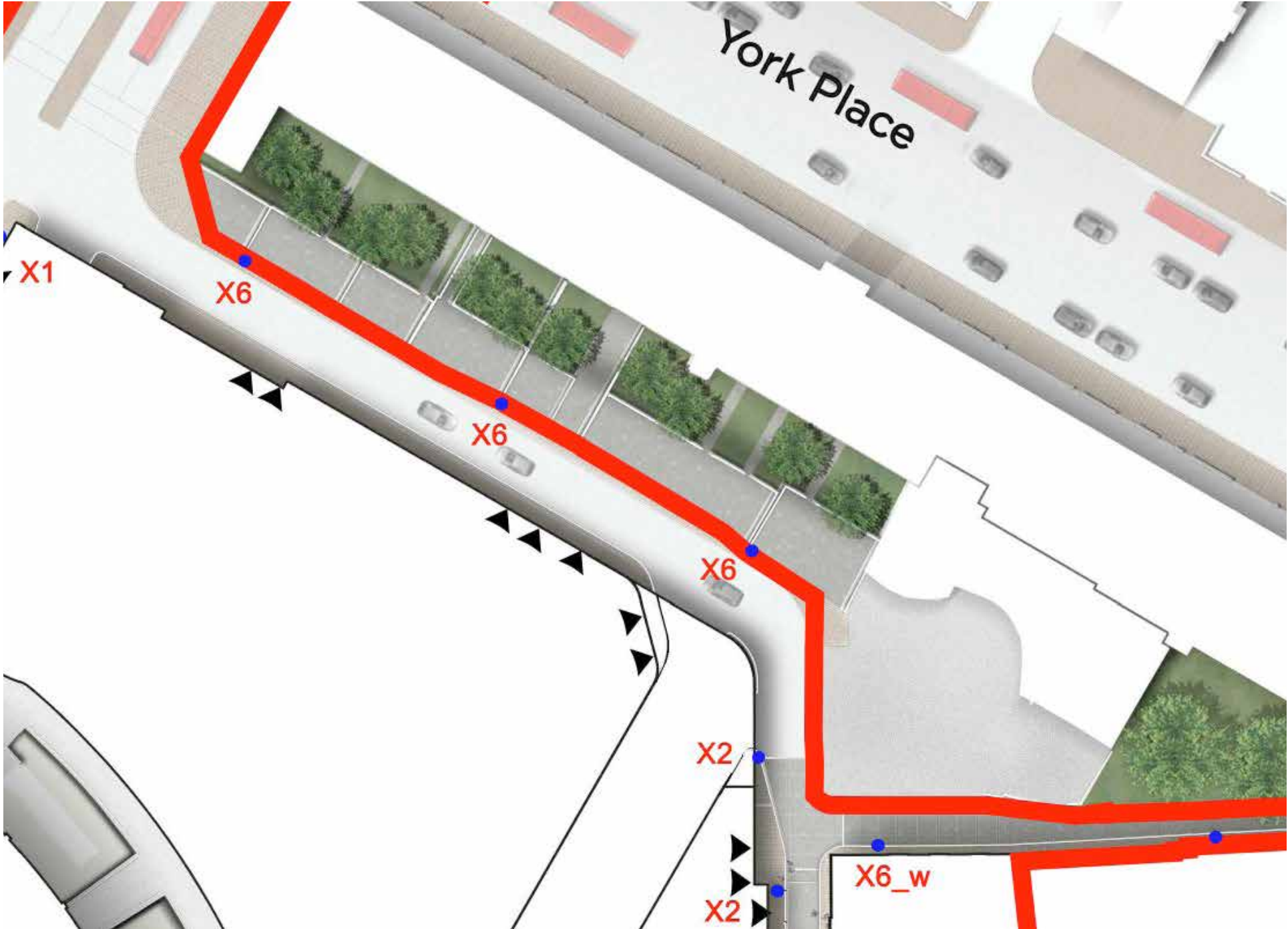
8.6 Public Realm Lighting
(St James Place)

8.6.1 Lighting Approach

The lighting strategy changes within St James Place in that the lighting along this elevation is provided from column mounted luminaires on the opposite side of the street, rather than being illuminated from the Galleria perimeter.

However, the colour temperature and colour rendering characteristics used elsewhere have been maintained to promote a sequential experience for those moving around the site during the hours of darkness.

- X2 = Discrete wall-mounted luminaires (Galleria Facade)
- X6 = Column-mounted street light
- (X6-W = Same family as X6 but with wall mounted bracket)



Part Plan showing proposed lighting equipment locations

8.6.2 Design Parameters

Lighting class P1

(Average illuminance = 15 lux, minimum illuminance = 3 lux)

Column-mounted Lighting Equipment Criteria

- Full horizontal cut-off light distribution to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Streetlight optic
- Robust housing and toughened safety glass
- Minimum IP 65 rating



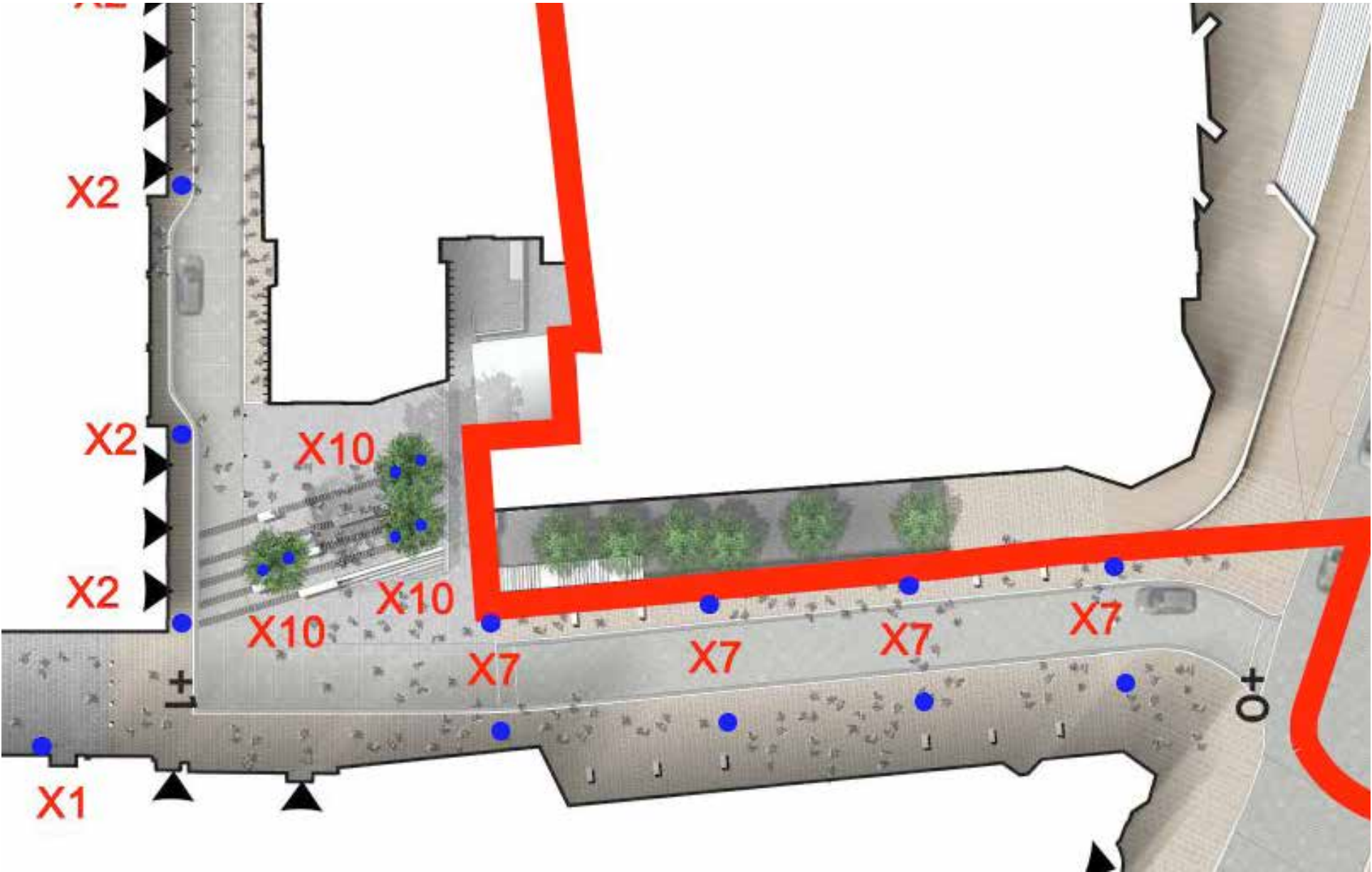
Part plan of St James Place showing Initial calculation Outputs

8.7 Public Realm Lighting (Little King Street Square)

8.7.1 Lighting Approach

- X2 = Discrete wall-mounted luminaires (Galleria Facade)
- X7 = Street lighting Totem (column mounted streetlight)
- X10 = Gobo Projection Opportunity (within trees)

- Discrete wall-mounted lights are provided at strategic locations on the Galleria Facade; to illuminate the perimeter circulation routes leading to the Galleria Entrance
- An array of contemporary lighting columns illuminate the route towards Picardy Place.
- Enhancement lighting and functional lighting is provided from projectors mounted within the feature trees.



Part Plan showing proposed lighting equipment locations

8.7.2 Design Parameters

Lighting class P1 / (CE3)

(Average illuminance = 15 lux,

Building- Mounted Lighting Equipment Criteria

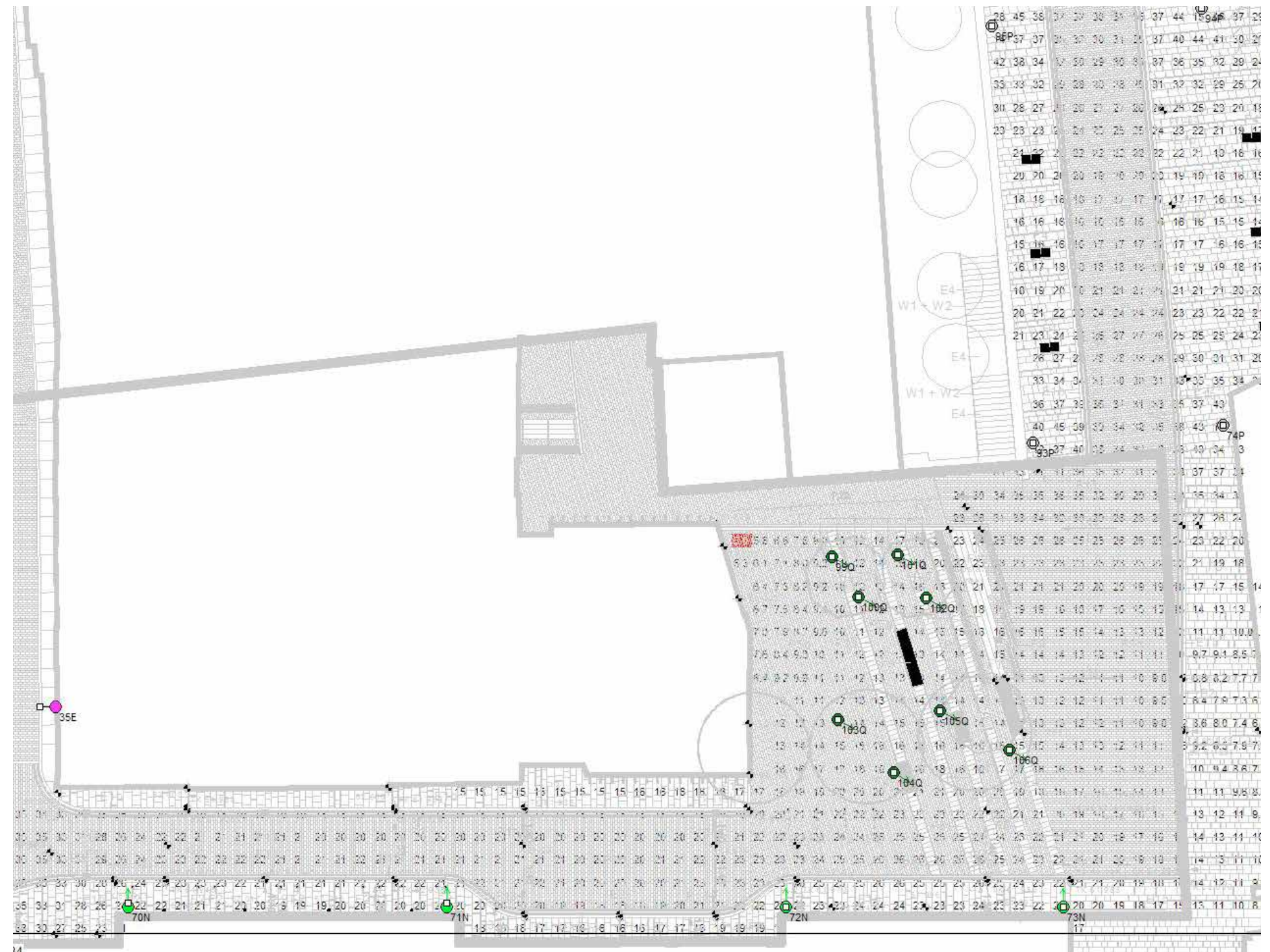
- Full horizontal cut-off light (or directional distribution) to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Asymmetric/Street optics
- Robust aluminium housing and toughened safety glass
- Minimum IP 65 rating

Column-mounted Lighting Equipment Criteria

- Full horizontal cut-off light distribution to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Robust housing and toughened safety glass
- Minimum IP 65 rating

Tree-mounted Lighting Equipment Criteria

- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Robust aluminium housing and toughened safety glass
- Minimum IP 65 rating (protection against the ingress of solid objects or moisture)
- Integral Framing Optic assembly and gobo holder to be provided.
- Where physically adjustable fixtures are used - consider the use of lockable equipment (to maintain the aiming position and integrity of the lit effect even after maintenance)
- Discreet nylon straps and accessories to allow for tree growth. Must be robustly fixed to ensure lighting equipment is secure,.



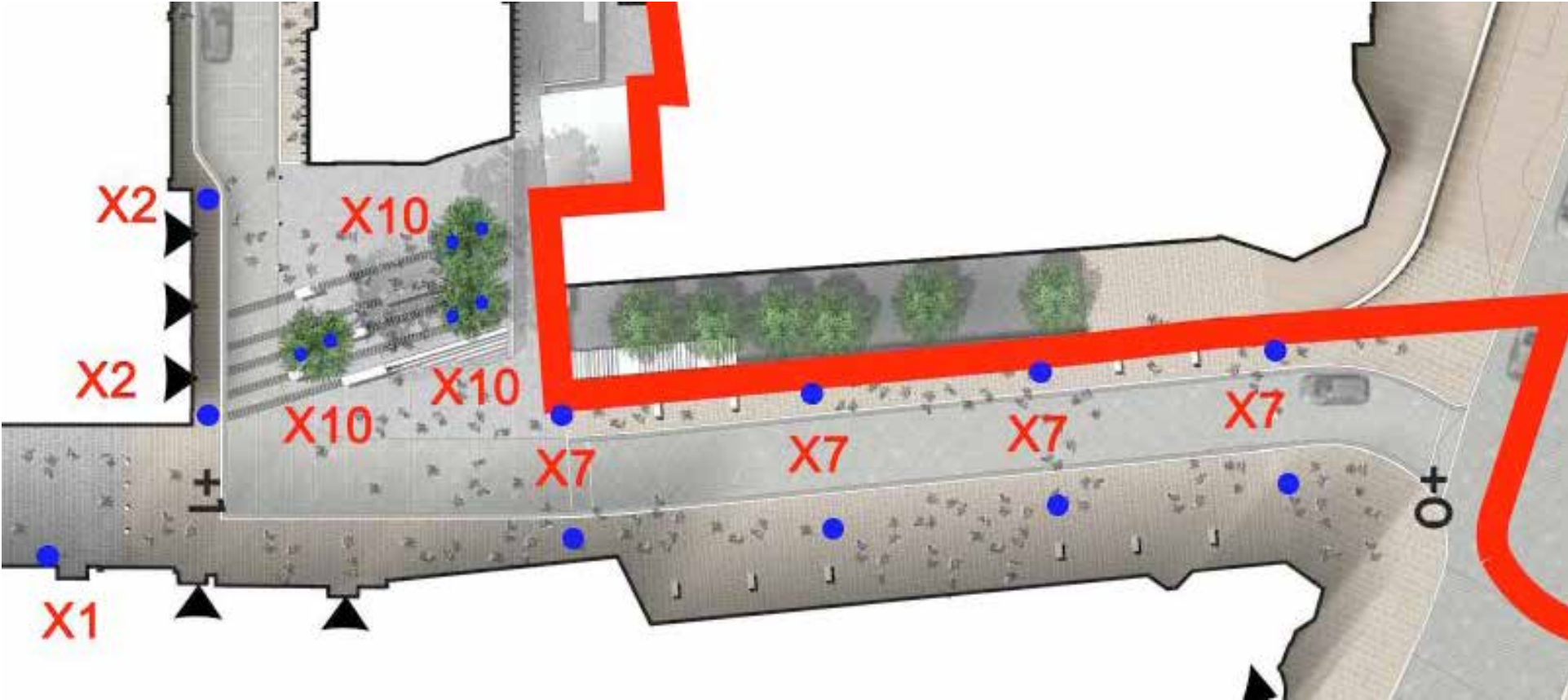
Part plan of Little King Street area showing Initial calculation Outputs

**8.8 Public Realm Lighting
(Little King Street)**

8.8.1 Lighting Approach

An array of contemporary lighting columns illuminate the route towards Picardy Place.

X7 = Street lighting Totem (column mounted streetlight)



Part Plan showing proposed lighting equipment locations

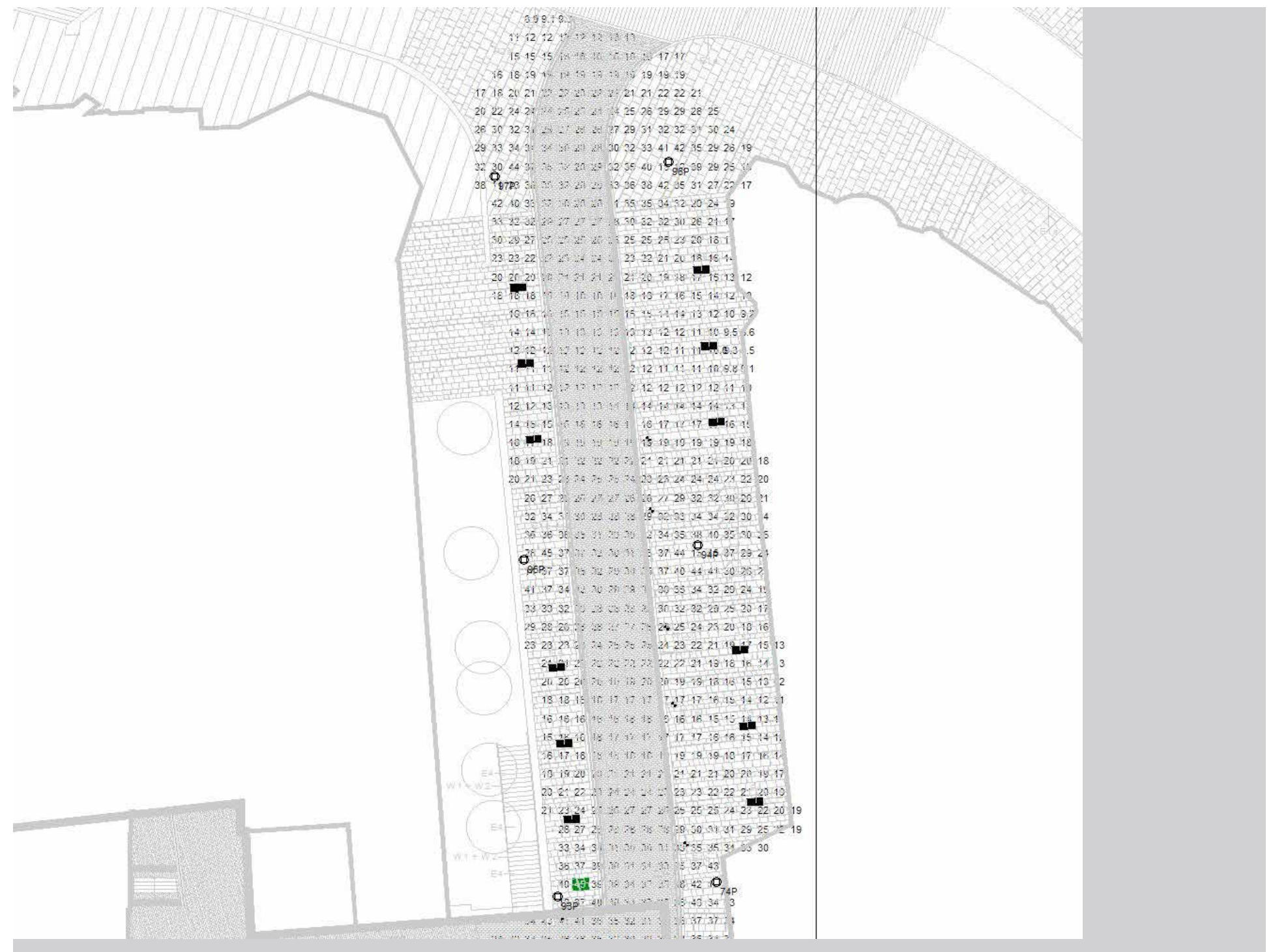
8.8.2 Design Parameters

Lighting class P1

(Average illuminance = 15 lux, minimum illuminance = 3 lux)

Column-mounted Lighting Equipment Criteria

- Full horizontal cut-off light distribution to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Streetlight optic
- Robust housing and toughened safety glass
- Minimum IP 65 rating



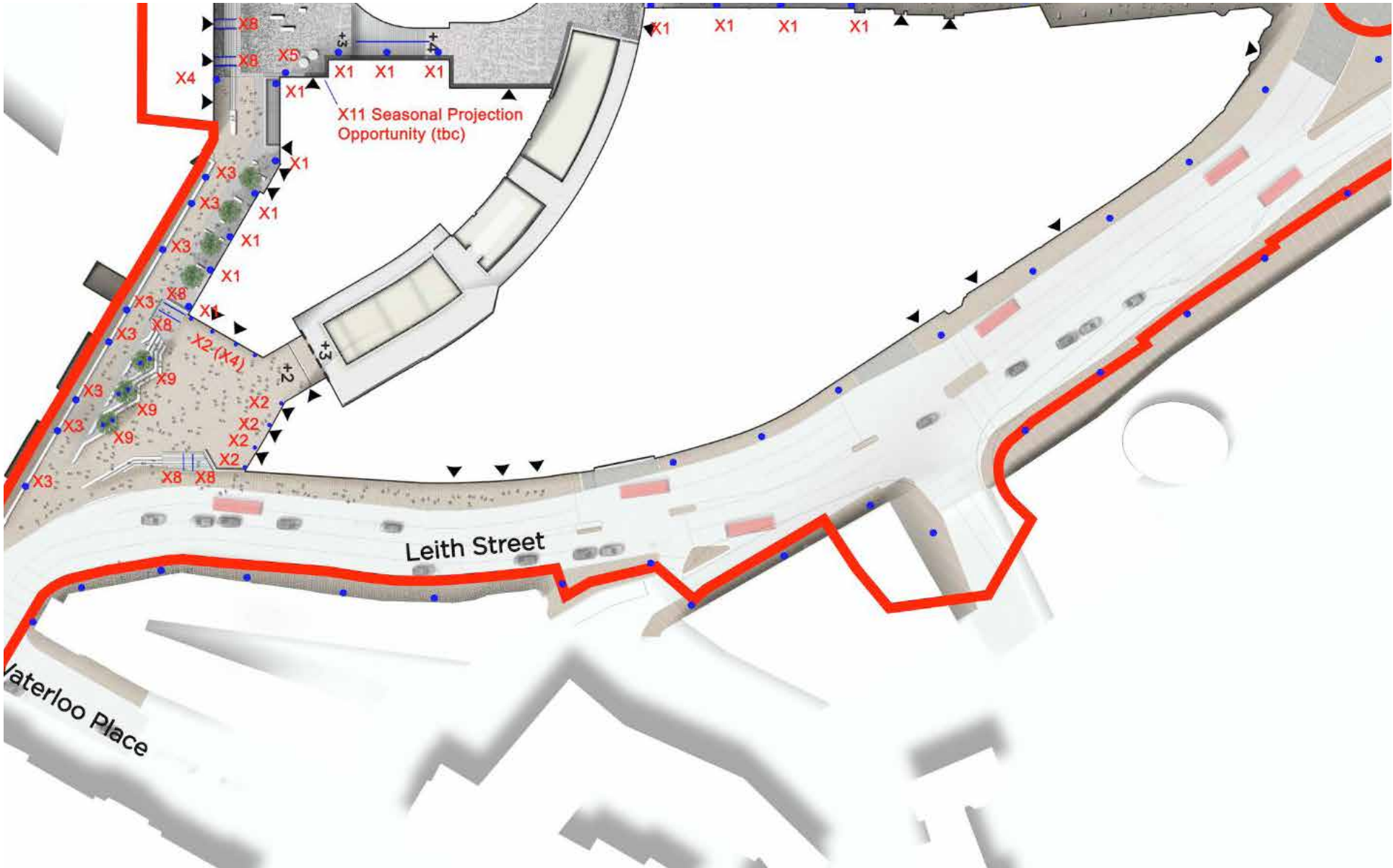
Part plan of Little King Street showing Initial calculation Outputs

8.9 Public Realm Lighting
(Leith street)

8.9.1 Lighting Approach

The removal of the central reservation provides an opportunity to relight Leith Street in a way which encourage pedestrian movement, by providing a higher quality of light with good colour rendering properties.

- X13 = Column mounted Streetlights (Leith Street)
- X14 = Building mounted Streetlights (Leith Street)



Part Plan showing proposed lighting equipment locations (items shown outwith the red line boundary illustrate design intent only)

8.9.2 Design Parameters

Lighting class M3/CE3/CE2 (tbc with CEC)

Building-Mounted Lighting Equipment Criteria

- Full horizontal cut-off light distribution to avoid upwards light spill
- Good colour rendering warm white light (CRI = 70+ / 3000K - 3500K)
- Asymmetric Street-light optics
- Robust aluminium housing and toughened safety glass
- Minimum IP 65 rating

9. materials

Having described each of the streets, routes and spaces, this chapter provides further information on the materials used and suite of street furniture proposed for Edinburgh St James. While the overall approach is to create a rich and diverse public realm through design and approach, a well defined palette of materials can reinforce an overarching character. Carefully considered street furniture elements can add a layer that if consistent throughout the public realm can also reinforce an overall character.

9.1 Paving

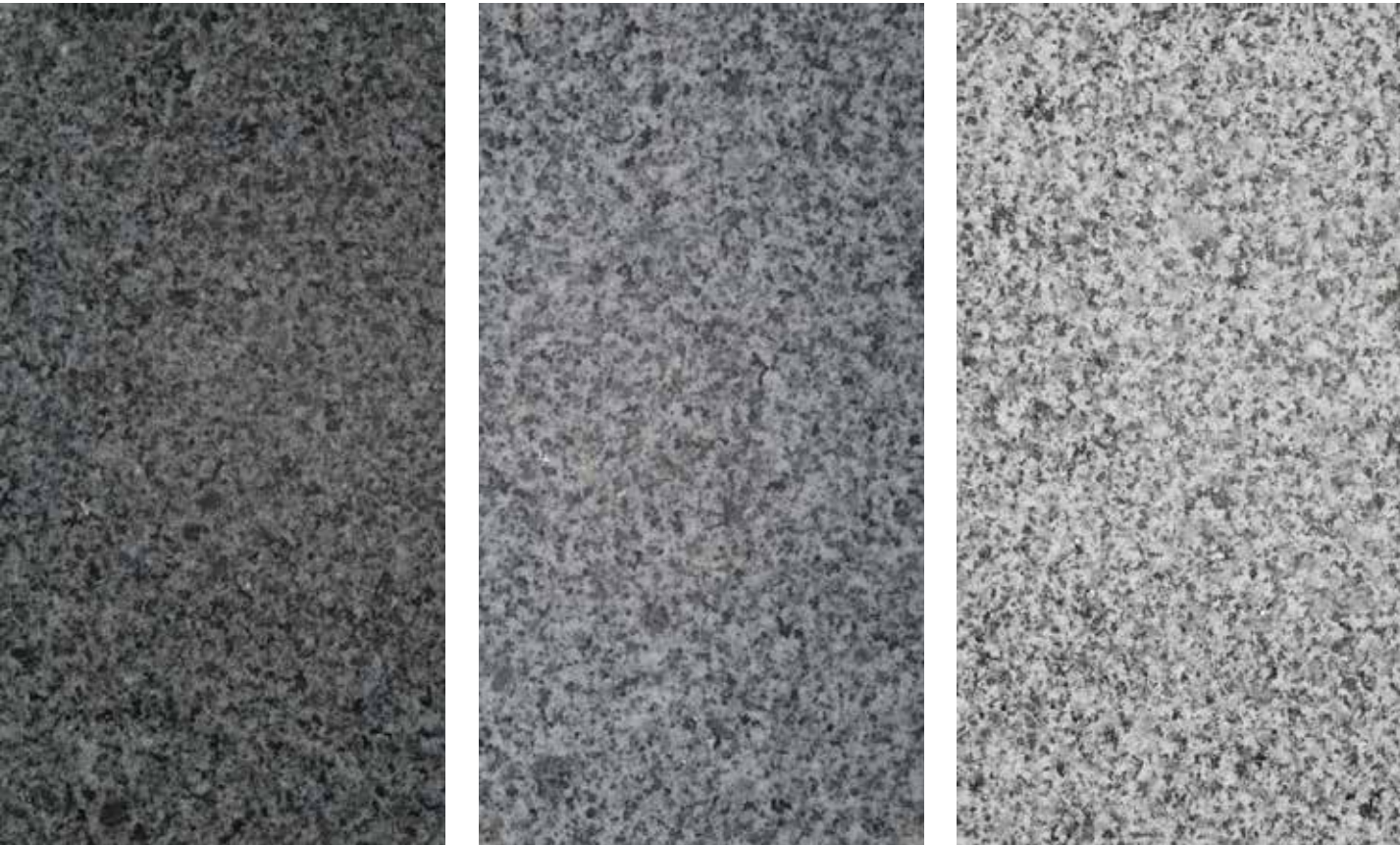
9.1.1 P1a / P1b / P1c : Paving to St James Square

P1 describes the paving for St James Square. This tessellating paving unit offers no priority to any side of the Square, but marks it out as being distinct from the rest of the public realm at Edinburgh St James. A series of granite tones are proposed enabling the ground plane to grade from dark to light as it moves from being external to covered. The darker tones are located where the majority of the vehicle movements will occur. Finishes will also respond to this with more textured surfaces being used in vehicle areas and adjacent to street furniture to assist in controlling street sports.

P1a: Charcoal Grey granite paving unit with a flamed finish (55%), fine picked finish (40%) and cropped finish (5%). All units to have sawn sides. Thickness and build up dependant on vehicle loadings and frequency of vehicle movements.

P1b: Mid Grey granite paving unit with a flamed finish (55%), fine picked finish (40%) and cropped finish (5%). All units to have sawn sides. Thickness and build up dependant on vehicle loadings and frequency of vehicle movements.

P1c: Silver Grey granite paving unit with a flamed finish (55%), fine picked finish (40%) and cropped finish (5%). All units to have sawn sides. Thickness and build up dependant on vehicle loadings and frequency of vehicle movements.



Example P1 paving granite tones

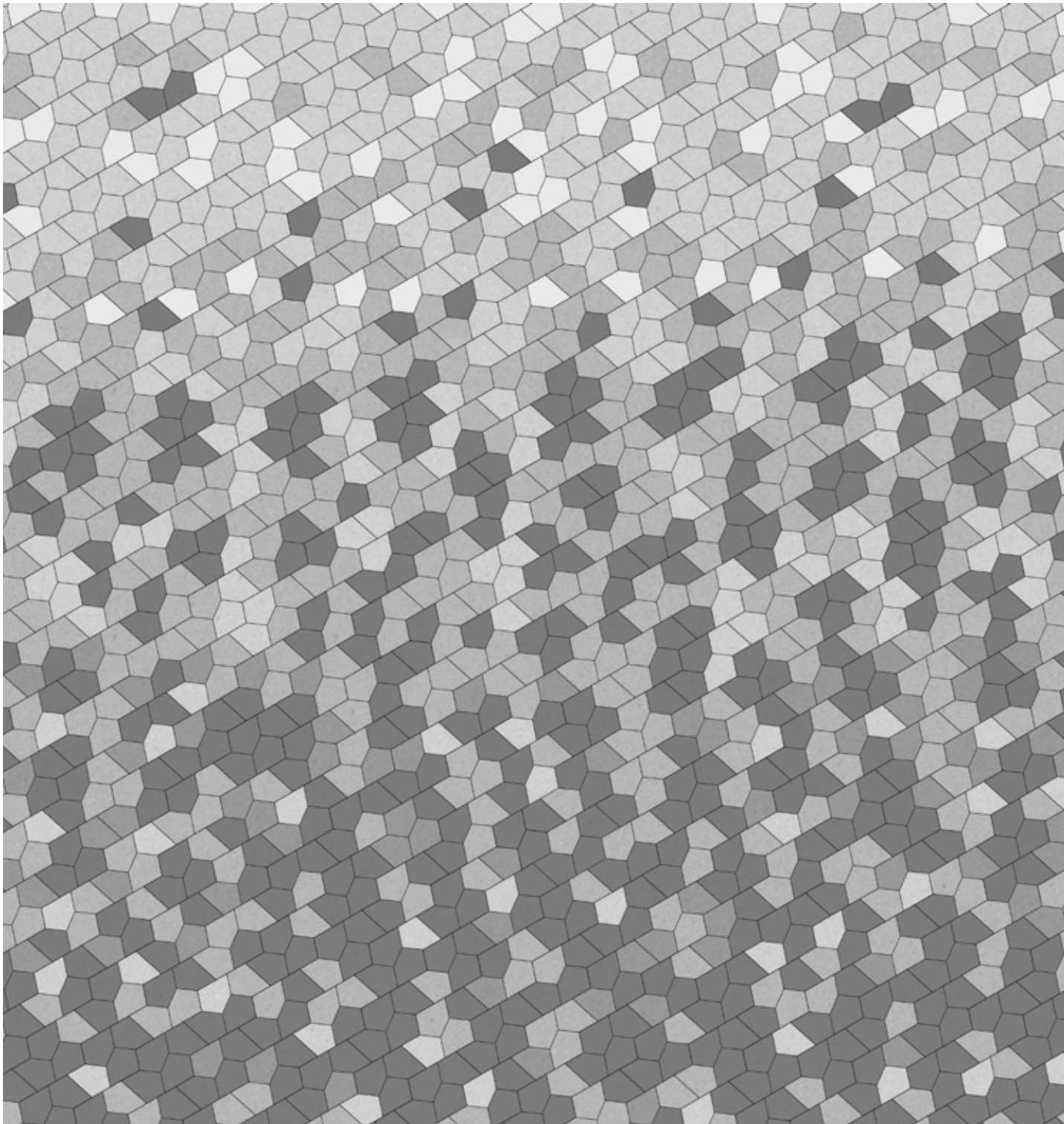


Illustration of bespoke tessellated paving pattern

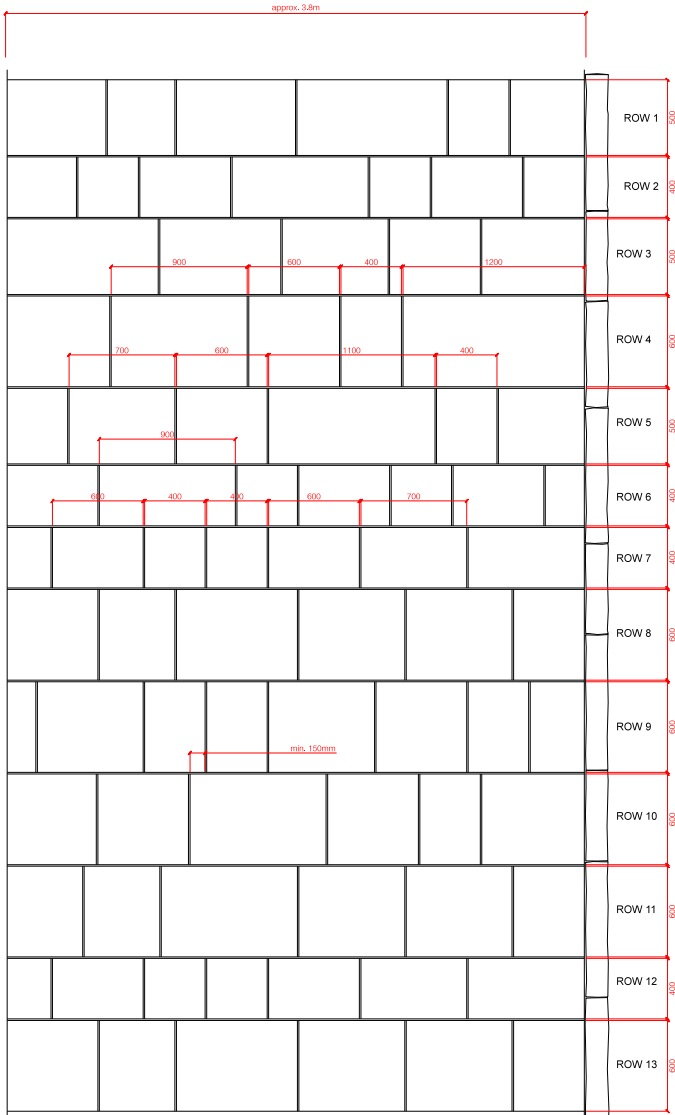
9.1.2 P2 : Large slab ‘Scoutmoor’ Yorkstone paving

‘Scoutmoor’ Yorkstone paving units with diamond sawn finish. Thickness and build up dependent on required vehicle loadings and frequency of vehicle movements.

To be used for Primary Street footways such as Leith Street. Final laying pattern to be confirmed with City of Edinburgh Council to ensure continuity with proposed and existing ‘Scoutmoor’ Yorkstone footways adjacent to Edinburgh St James.



‘Scoutmoor’ Yorkstone slab paving.



Indicative laying pattern for P2.

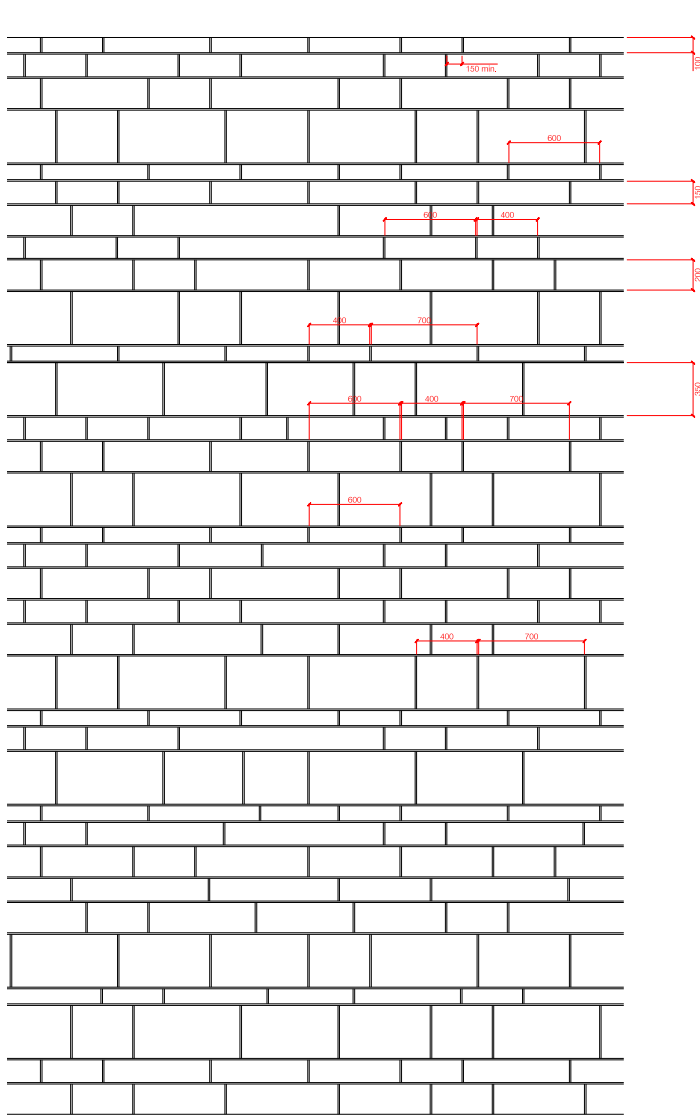
9.1.3 P3 : Small slab ‘Scoutmoor’ Yorkstone paving

‘Scoutmoor’ Yorkstone paving units with diamond sawn finish. Thickness and build up dependent on required vehicle loadings and frequency of vehicle movements.

To be used for Secondary Street footways such as Elder Street and Little King Street. Final laying pattern to be confirmed with City of Edinburgh Council to ensure coordination with proposed and existing ‘Scoutmoor’ Yorkstone footways adjacent to Edinburgh St James.



‘Scoutmoor’ Yorkstone slab paving.



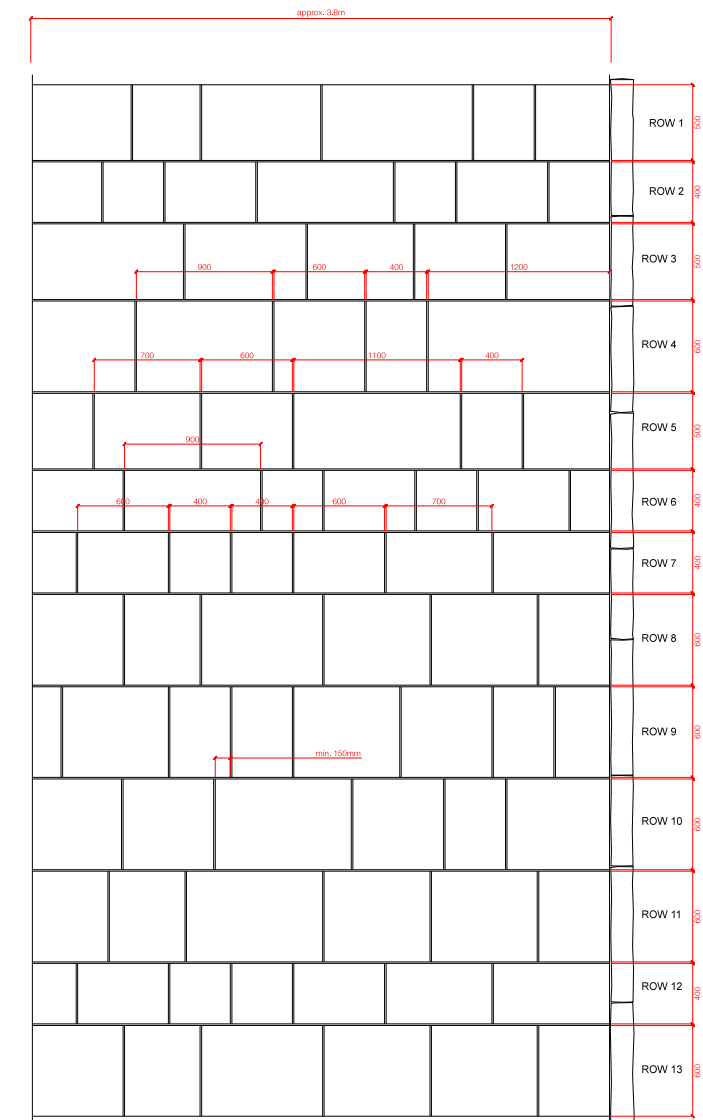
Indicative laying pattern for P3.

9.1.5 P4 : Register Square ‘Scoutmoor’ Yorkstone paving

‘Scoutmoor’ Yorkstone paving units with diamond sawn finish. Thickness and build up dependent on required vehicle loadings and frequency of vehicle movements. The units for this may be subtly different to P2 and P3 to be more in keeping with a space rather than a street. This may include using larger slab sizes.



‘Scoutmoor’ Yorkstone laid directionally subtly emphasising a route to a building.



Indicative laying pattern for P4.

9.1.4 P5a / P5b : Contemporary Granite Setts

Contemporary granite setts influenced by the patterns, sizes and textures used elsewhere in Edinburgh. The setts are to have sawn sides and a fine picked top surface to provide a smooth walking surface while offering a suitable level of slip resistance for vehicles. Two tonal mixes are proposed in order to emphasise key spaces and crossing points.



An example of contemporary setts with granite edging and edge detail.



An example of contemporary setts with a cropped top and sawn sides.



A sample of existing setts in Edinburgh showing tonal variation. This is used to influence the contemporary setts at Edinburgh St James.

9.1.6 P6 : Feature Paving Bands

Charcoal grey granite feature paving bands within areas of P5a/b setts. The feature bands provide contrast in tone and surface finish.



An example of feature bands with a change in texture from the general paving. Note the setts proposed for Edinburgh St James will be smoother than those shown within this image.

9.1.7 P7 : Cropped Granite Cubes

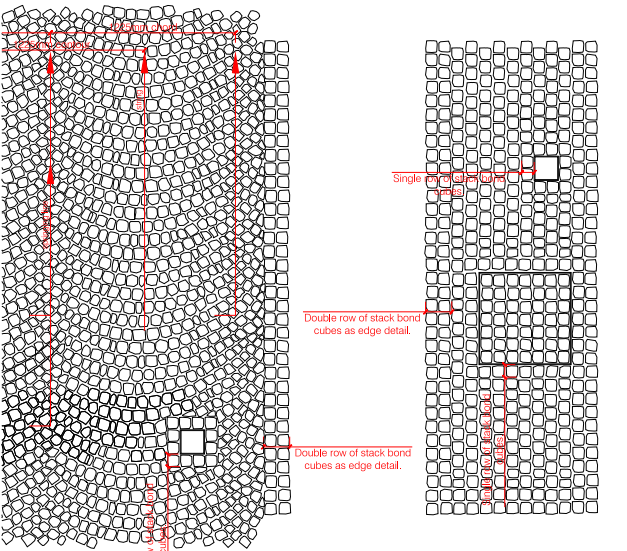
Mid grey granite cubes cropped on all sides. Size range to notionally 70-90mm. Granite cubes to be laid in either bogen or staggered bond depending on location. Generally, larger areas should be laid in bogen pattern. Interfaces with other paving materials to be marked with a double row of stacked cubes.



Granite cubes shown laid in a bogen pattern. This is generally used where larger areas of cubes can be laid.



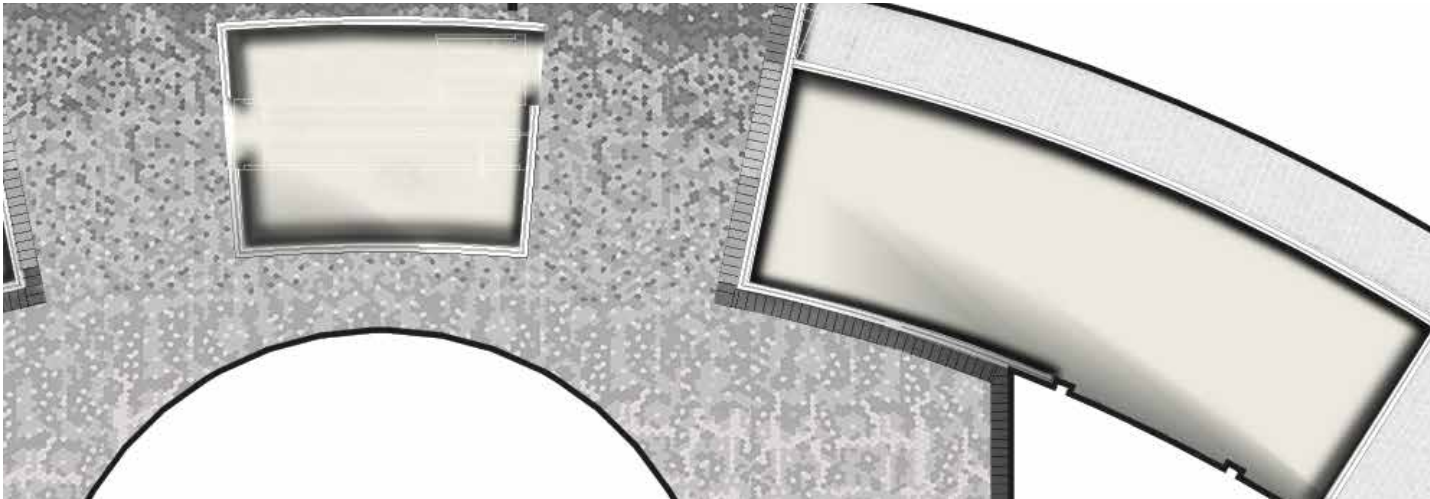
Granite cubes laid as a trim to a seating wall as a staggered bond with a stacked double cube edge.



Typical bogen and stacked laying patterns for granite cubes.

9.1.8 P8 : St James Square edge band

Edge band to St James Square. To be laid as a stacked bond of 800mm wide granite units with the tone of the band contrasting with the tone of the adjacent P1 paving.

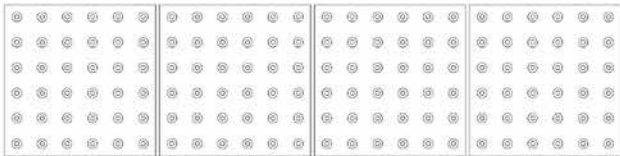


9.1.9 P9a / P9b : Tactile Paving

Tactile paving to provide textural warning at level changes and pedestrian crossings. All tactile paving to follow latest guidance. Where possible, contrast is to be provided in tone with coloured tactile paving being avoided. Slabs to be 400mm x 400mm unless otherwise stated.

P9a: Blister paving to pedestrian crossing points. To contrast with adjacent paving and to have blister texture cut into top surface.

P9b: Corduroy paving associated with steps and ramps. To contrast with adjacent paving and to have linear corduroy texture cut into top surface.



P9a: Blister paving texture pattern



P9b: Corduroy paving texture pattern

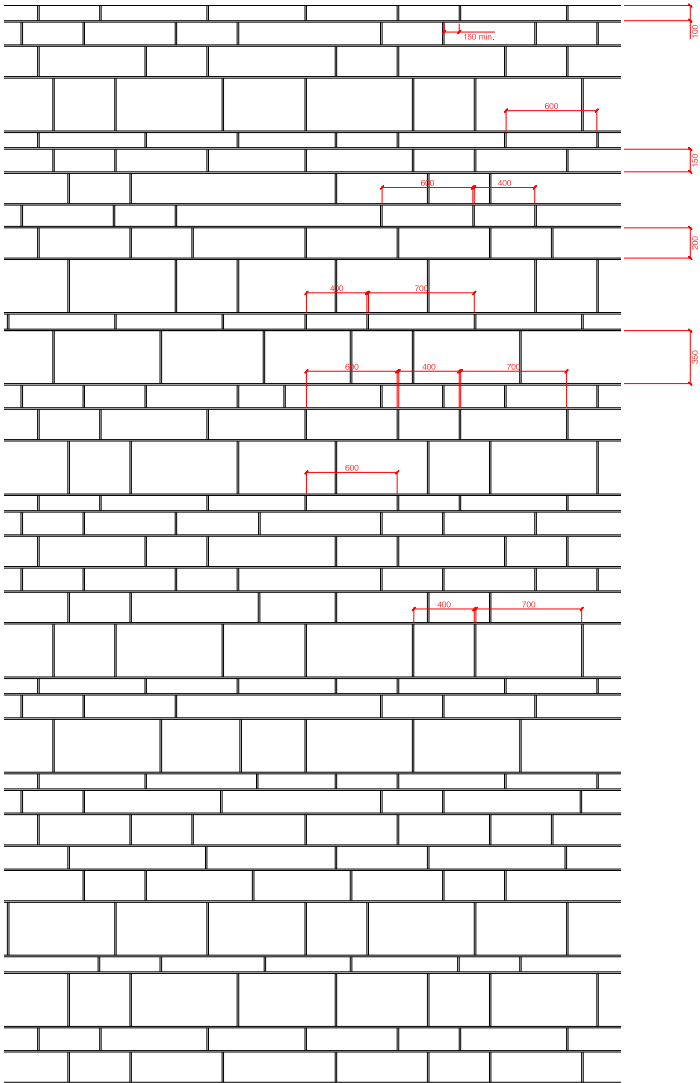
9.1.10 P10a/b : Galleria Paving

Paving to Galleria and public areas of the Garden level of Edinburgh St James. The material is to be appropriate for internal and external use, and the maintenance requirements for each.

The laying pattern is to coordinate with the P3 ‘Scoutmoor’ Yorkstone Secondary Street paving, with smaller units being used within the Galleria walkways. The material is to be generally silver grey granite with a flamed finish (P10a), but darker granites with a honed finish (P10b) are proposed for the food court and other areas where the cleaning regime is likely to be more onerous.



Examples of silver grey granite used externally and internally.



9.1.11 P11a/b : Terrace Paving

Paving to private and communal terrace areas. The terrace paving is to be a quality reconstituted stone laid with open joints to allow drainage. Notionally Marshalls 'Celestia' laid in a variety of sizes and tones depending on location.



Marshalls 'Celestia' linear reconstituted slabs.



Range of tones available.

9.1.12 P12 : Timber Deck

Timber deck to private and communal terrace / garden areas.



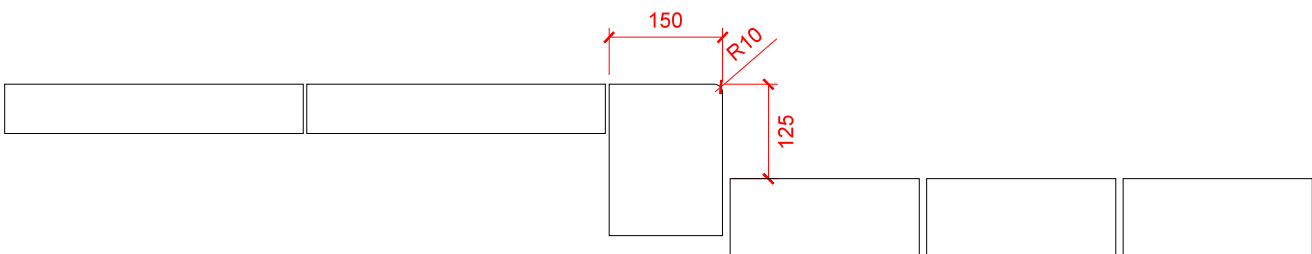
9.2 Edgings & Walls

9.2.1 E1a / E1b : Natural Stone Kerbs

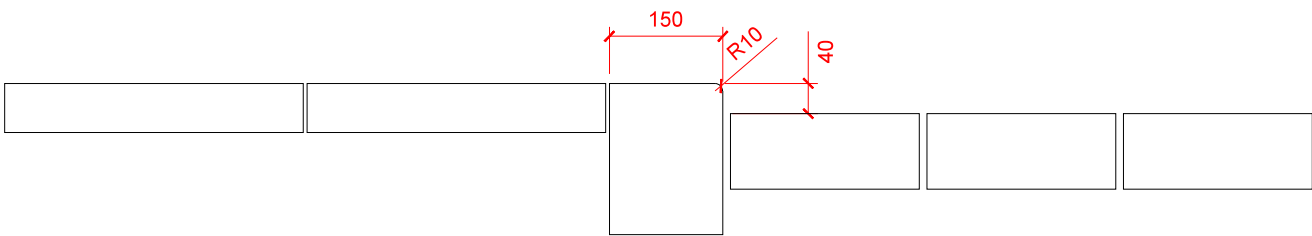
Upright granite kerb to footway / roadway edge. Mid grey with fine picked finish and bullnose to leading edge.

E1a : 150mm wide granite kerb with 125mm upstand.

E1b : 150mm wide granite kerb with 40mm upstand.



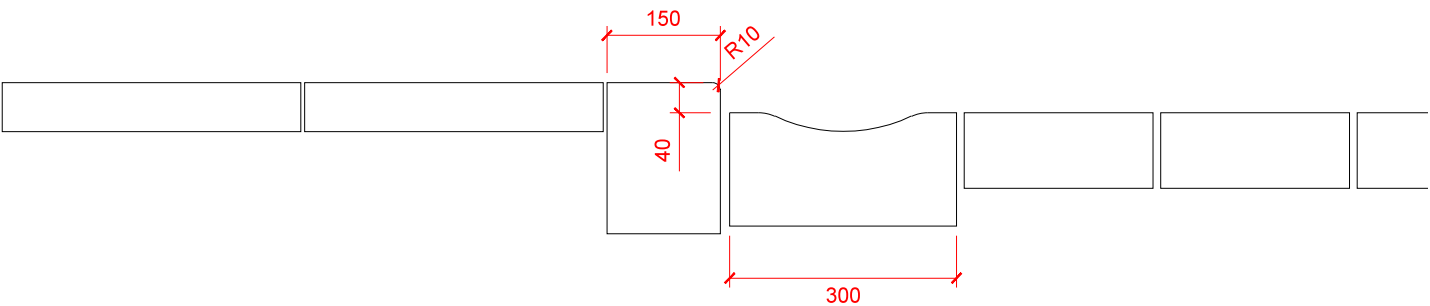
E1a kerb.



E1b kerb.

9.2.2 E2 : Natural stone dished channel

Mid grey granite dished channel adjacent to kerbs within the carriageway. Gullies to be located within the channel. To be 300mm wide with dish formed in top surface.

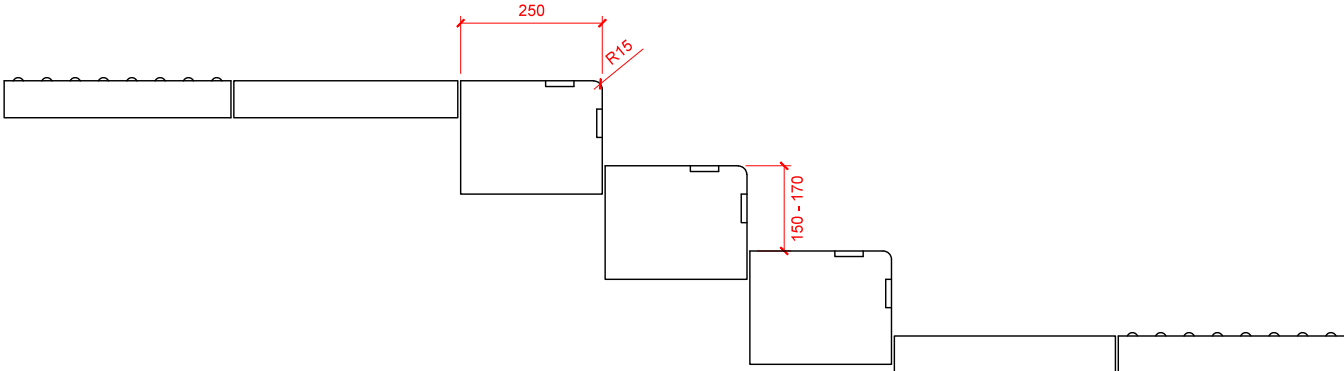


E2 dished channel.

9.2.3 E3 : Granite steps 1

Mid grey granite steps with flamed finish and contrasting inlaid strips to the leading edge of the tread and riser.

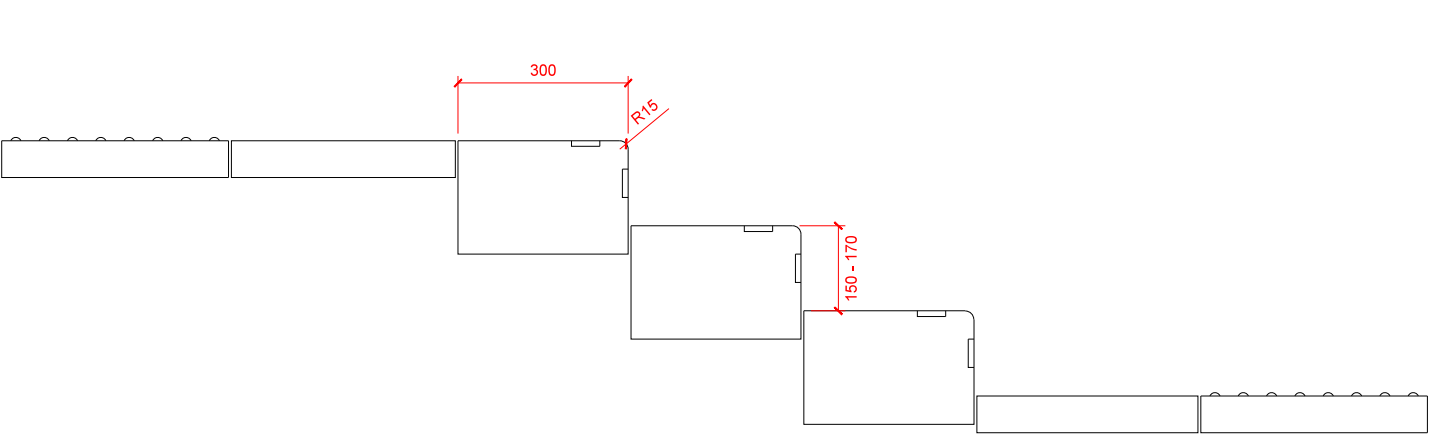
Dimensions: 250mm tread x 150 - 170mm riser.



9.2.4 E4 : Granite steps 2

Mid grey granite steps with flamed finish and contrasting inlaid strips to the leading edge of the tread and riser.

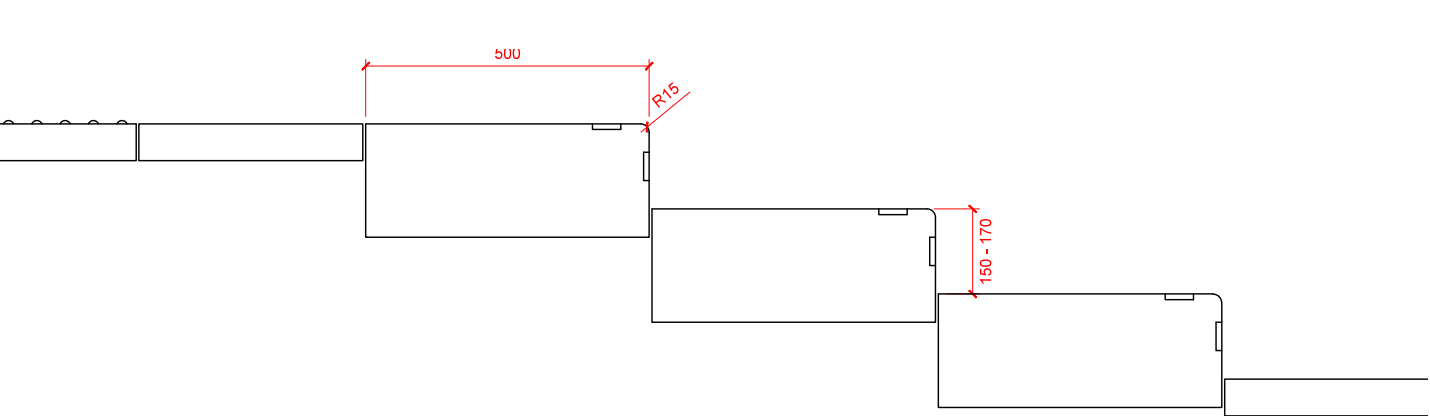
Dimensions: 300mm tread x 150 - 170mm riser.



9.2.5 E5 : Granite steps 3

Mid grey granite steps with flamed finish and contrasting inlaid strips to the leading edge of the tread and riser.

Dimensions: 500mm tread x 150 - 170mm riser.



9.2.6 E6 : Granite seating steps

Mid grey granite seating steps with honed finish and bullnose to leading edge.

Dimensions: 600mm x 450 - 550mm in height.

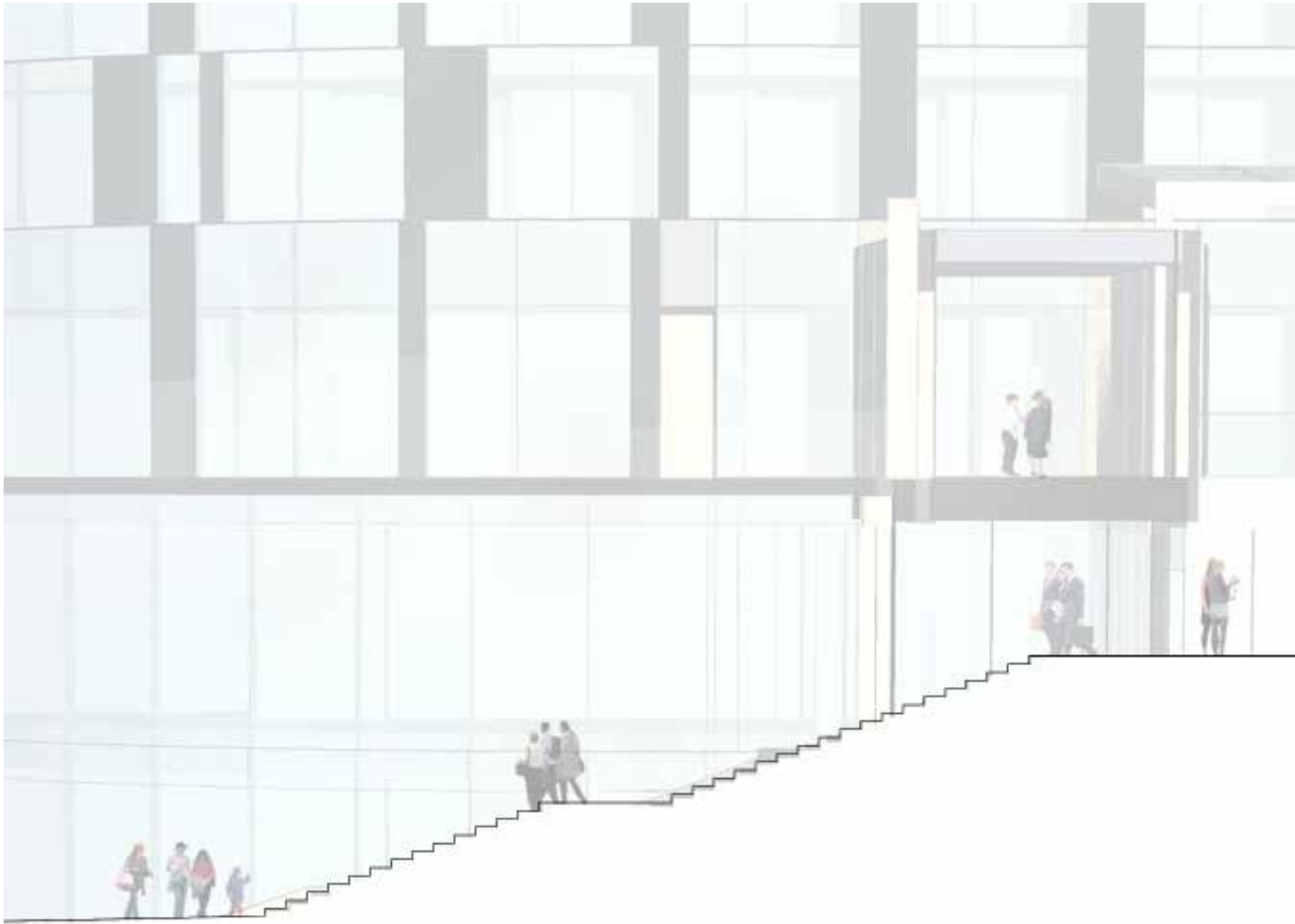


Examples of honed granite seating steps and walls.
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9.2.7 E7 : Steps within St James Square

Mid grey granite steps with flamed finish and contrasting inlaid strips to the leading edge of the tread and riser. Steps lead from Level +3 to Level +4 and are to coordinate with the building elevations.

Dimensions: 390mm tread x 150 - 170mm riser.

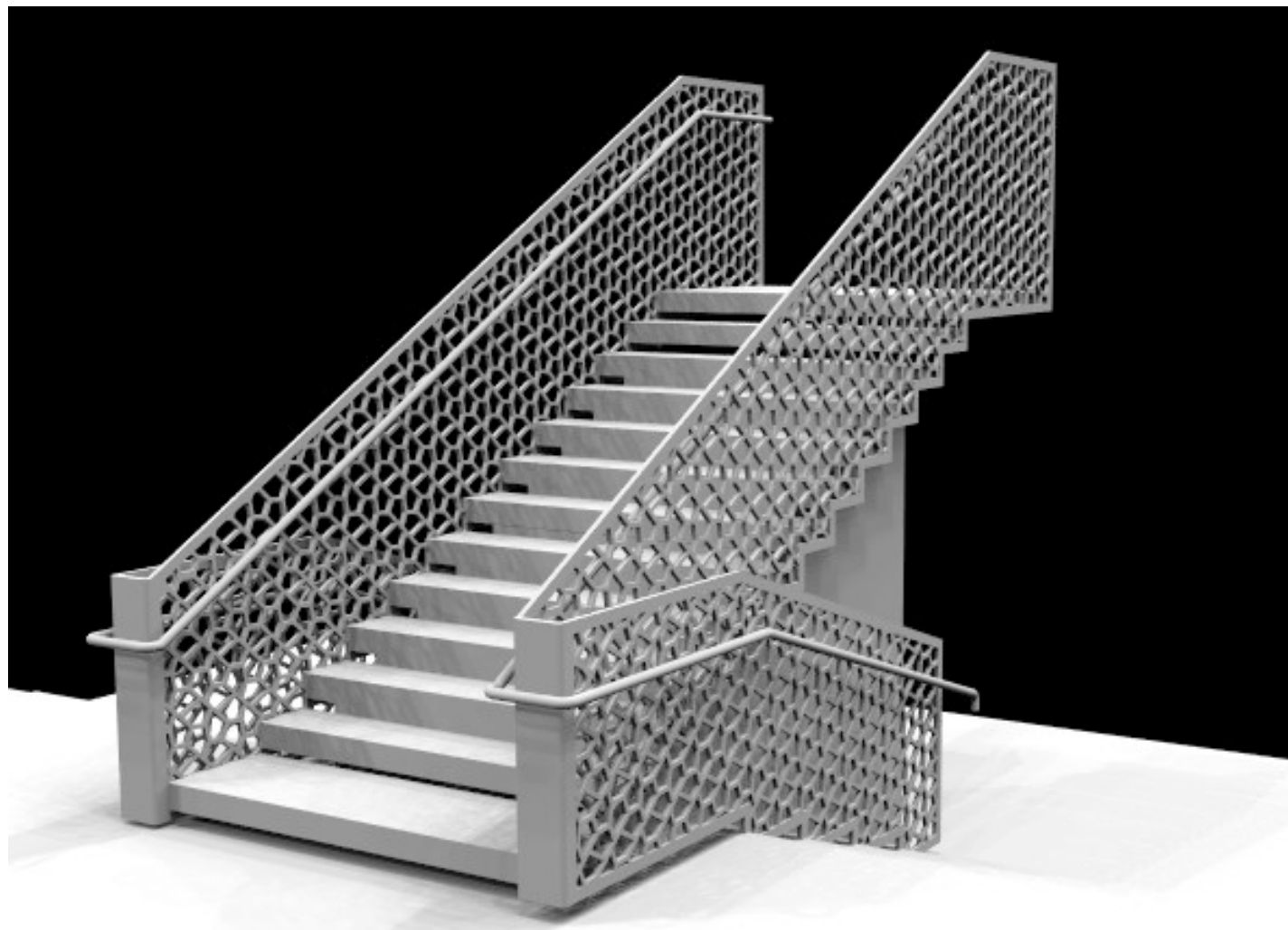


Section through the St James Square steps showing the level change from +3 to +4.

9.2.8 E8 : Steps to 27-31 James Craig Walk

Mid grey granite steps with flamed finish and contrasting inlaid strips to the leading edge of the tread and riser. Landing and granite clad support structure to be included along with W1 lattice balustrade.

Dimensions: To be confirmed.



9.2.9 E9 : Edging treatments within terrace areas

Extruded aluminium edge defining changes in material within the terraces and garden areas. To be used flush or with an upstand as required.



9.2.10 E10 : Natural stone cope

Natural stone cope to balustrades and handrails as required. To be cut so as to accommodate balustrade posts / uprights.

Dimensions: Notionally 300mm wide x 200mm in height.

9.3 Street Furniture

9.3.1 F1 : Remotely operated bollards

Automatic remotely operated bollard system with associated intercom, signage and safety induction loops to be coordinated with buildings management system. As typically supplied by ATG Access.

Notional make and model:	ATG 'V200'
Diameter:	168mm/200mm with sleeve
Height Above Ground:	700mm
Finish:	Stainless steel



Remotely operated bollards with stainless steel finish including coordinated indicator column.

9.3.2 F2 : Granite bollards

Granite bollards located within the public realm as a visual deterrent to vehicle access. Colour to be coordinated with public realm palette but to provide a contrast to the paving material. Visibility strips to be incorporated and lighting to be considered in key locations.

Dimensions:	Notionally 900mm in height x 300mm x 300mm
Material:	Granite
Finish:	Honed

9.3.3 F3 : Granite bollards for St James Square

Granite bollards located within St James Square as a visual deterrent to vehicle access. Colour and design to be coordinated with materials and other bespoke street furniture within St James Square. Visibility strips to be included and lighting where required.



Examples of granite bollards (F2 and F3)

9.3.4 F4 : Linear Block Bench

Silver grey granite bench with honed finish.

Dimensions:	600mm wide x 1000 - 3000mm in length.
Height:	To be between 400 - 550mm
Material:	Granite
Finish:	Honed



Mid grey granite block seats with a honed finish.



An example of a granite block bench with a honed finish. Note that this example uses charcoal granite rather than the proposed silver grey. The form and finish is typical of the proposed bench however.



An example of a honed white granite block seat.

9.3.5 F5 : Seating blocks for specific locations

For use in specific locations where the form or purpose may require a bespoke response. Silver grey granite seating blocks with honed finish to coordinate with F4.

Dimensions:	Specific to location.
Height:	To be between 400 - 550mm
Material:	Granite
Finish:	Honed



An example of specifically designed seating blocks used with steps to define level changes.

9.3.6 F6 : Seating units within St James Square

Seating blocks within St James Square coordinated with overall layout and materials used within the space.

Dimensions:	To be confirmed.
Height:	To be between 400 - 550mm
Material:	Granite
Finish:	Honed



Exploration of benches and bench forms.



9.3.7 F7 : Tree grilles

Tray type tree grille with stone inlay to match adjacent paving surfaces.

Dimensions:	1500 x 1500mm.
Trays:	Galvanised / Stainless steel
Inlay material:	To match adjacent surfaces
Finish:	To match adjacent surfaces.



An example of a metal tray tree grille with stone infill matching the adjacent surfaces.

9.3.8 F8 : Cycle racks

‘Sheffield’ type cycle racks in stainless steel. To include tapping rail and visibility strips. To be root fixed.

Dimensions:	As supplied
Material:	Stainless steel
Finish:	Non-directional satin finish



Examples of stainless steel ‘Sheffield’ type cycle hoops including options with tapping rails and contrasting visibility strips.

9.3.9 F9 : Litter Bins

Final litter bin specification to be confirmed in dialogue with City of Edinburgh Council department. Examples include Broxap ‘Pierhead’ cast bin or Broxap ‘Derby’ with dark grey painted finish.

Dimensions:	As supplied
Material:	Cast iron / Mild steel
Finish:	Dark grey satin finish
Features:	Ashtray and stubbing plate. Front opening door with robust locking mechanism. Covered top to deter gulls. Wide front aperture.



Examples of litter bins including the Broxap ‘Derby’ which is currently specified by City of Edinburgh Council.

9.3.10 F10 : Bus stops

Final specification to be agreed with City of Edinburgh Council. Notionally stainless steel and structural glass with integrated seating.



An example of a stainless steel and glass bus shelter with seating and advertising opportunity.

9.3.11 F11 : Christmas Tree location point

Pre-determined location for Christmas Tree including aperture to secure the tree. Power and water supplies to be included. To be installed with a recessed access cover with stone inlay matching adjacent surfaces.



A Christmas tree located in Ebrington Square, Derry-Londonderry.

9.3.12 F12 : Recessed power and water supplies

Power and water supplies to be located throughout the public realm for events and cleansing. Three phase and single phase to be provided at different locations depending on anticipated use. To be installed with a recessed access cover with stone inlay matching adjacent surfaces. Available depth will be considered in the final specification of recessed power supplies.



Examples of 'pop up' and recessed power supplies.

9.3.13 F13 : Drainage channels / gulleys / slot drains

Above ground drainage channels, gulleys and slot drains to coordinate with the layout of spaces and streets. Slot drains to be galvanised or stainless steel depending on location. Gully covers to be cast iron 'heel safe' type.



Examples of slot drains and cast iron gully covers.

9.4 Handrails & Balustrades

9.4.1 W1 : Lattice balustrades

Mild steel lattice balustrade.

- Dimensions: 1100mm in height
- Material: Notionally mild steel
- Finish: Satin paint finish in light grey



Examples of lattice balustrades.

9.4.2 W2 : Stainless steel handrail with painted steel supporting frame

Stainless steel handrail supported with painted mild steel support frame where required.

- Dimensions: 900mm above ground, handrail diameter to be 40mm.
- Handrail Material: Stainless steel with non-directional satin finish.
- Support Frame Material: Mild steel with light grey painted finish.



Examples of balustrades.



9.4.3 W3 / W4 / W5 : Raised planters and troughs

9.4.4 W7 : Residential screens

Raised planters and troughs within the private and communal gardens and terraces. To be metal clad in materials such as zinc or anodised aluminium.

W3 and W4 planters to contain shrub mixes within private and communal gardens and terraces.

W5 troughs to be used as boundries between private terraces. To be planted with ornamental grasses.

W7 residential screens to offer some privacy between terraces. Screens are to be located between terraces extending approx. 2 - 3m from the building elevation.



Examples of metal clad raised planters.



9.4.5 W6 : Raised planters with bench

Raised tree planters specific to the Garden Level (+5) of the Galleria. To be stone clad incorporating timber seating elements.



Examples of raised granite and seating planters.



9.5 Soft Landscape

9.5.1 T1 : Street Tree

Species:	Tilia cordata ‘Greenspire’
Girth:	45-50cm
Height:	5-7m
Form:	Standard
Clear stem:	min. 2.5m
Root condition:	Containerised
Transplanted:	x4
Guying method:	Underground guyed



Tilia cordata ‘Greenspire’

9.5.2 T2 : Street Tree

Species:	Robinia pseudoacacia
Girth:	50-60cm
Height:	6-8m
Form:	Standard
Clear stem:	min. 2.5m
Root condition:	Containerised
Transplanted:	x4
Guying method:	Underground guyed



Robinia pseudoacacia

9.5.3 T3a : Garden Level Tree

Species: Betula utilis Jaquemontii
Girth: 18-20cm
Height: 4-5m
Form: Standard
Clear stem: min. 2.5m
Root condition: Containerised
Transplanted: x3
Guying method: Underground guyed



9.5.4 T3b : Specimen Shrub 1

Species: Betula utilis Jaquemontii
Height: 3-4m
Form: Multistem
Root condition: Containerised
Transplanted: x2
Guying method: Underground guyed



9.5.5 T4a : Specimen Shrub 2

Species: Amelanchier lamarkii
Height: 3-4m
Form: Multistem
Root condition: Containerised
Transplanted: x2
Guying method: Underground guyed



9.5.6 T4b : Specimen Shrub 3

Species: Acer japonicum ‘Aconitifolium’
Height: 3-4m
Form: Multistem
Root condition: Containerised
Transplanted: x2
Guying method: Underground guyed



9.5.7 H1 : Low Box Hedge

Species: Buxus sempervirens
Height: 500mm
Form: Clipped to form
Root condition: Containerised



9.5.8 S1 : Shrub Mix 1

Fern / Ground

Cover Species:	Matteuccia struthiopteris	10%
	Dryopteris erythrosora	10%
	Asplenium scolopendrium	5%
	Hedera helix ‘Hibernica’	25%
	Vinca major	25%
	Vinca minor ‘Bowles Blue’	25%

Pot size: 3lt

Planting density: 5 plants per m2

Bulb Species:

Hyacinthoides non-scripta	35%
Primula vulgaris	30%
Allium ursinum	35%

Planting density: 10 bulbs per m2



9.5.9 S2 : Shrub Mix 2

Fern / Ground		
Cover Species:	Matteuccia struthiopteris	10%
	Asplenium scolopendrium	5%
	Hedera helix ‘Hibernica’	25%
	Echinacea purpurea	10%
	Vinca major	25%
	Vinca minor ‘Bowles Blue’	25%
Pot size:	3lt	
Planting density:	5 plants per m2	
Bulb Species:	Lavandula angustifolia	35%
	Primula vulgaris	30%
	Allium ursinum	35%
Planting density:	10 bulbs per m2	



9.5.10 GM1 : Ornamental Grass Mix

Grass Species:	Stipa tenuissima	25%
	Miscanthus sinensis ‘Silberspinne’	20%
	Deschampsia cespitosa	25%
	Carex buechananii ‘Red Rooster’	20%
Pot size:	3lt	
Planting density:	5 plants per m2	
Flower Species:	Crocsmia ‘Lucifer’	10%
Pot size:	2lt	
Planting density:	5 plants per m2 (as part of overall GM1 mix)	



9.5.11 L1 : Turfed Lawn

Turfed lawn to aparthotel terrace area. Seed mix to be slow growing and low maintenance. Drought tolerance to also be considered.



10. delivery & maintenance

The information provided within this chapter is in response to condition 23 (xvii) parts c) and e):

c) Programme of completion and subsequent maintenance.

e) A detailed strategy and time table for the delivery of public realm.

10.1 Delivery / completion of public realm

The public realm at Edinburgh St James cannot be isolated from the architecture and building uses. The streets, routes and spaces provide access and a setting for the building uses. The public realm not only provides an external environment and setting for Edinburgh St James, it also provides the ‘backbone’ of the development in the form of the Galleria. With this in mind, there is a real commitment to deliver the public realm as part of the overall Edinburgh St James development.

The construction and delivery programme is yet to be defined, and cannot be fully developed prior to the award of the construction contract. During the tender process and at the point of contract award the principle contractor will be tasked with developing a detailed delivery programme for the full development, including public realm. Issues such as construction access, requirements for lay down areas, phasing and fit out all influence the allocated programme for public realm. Until an overall programme for the delivery of the development is defined, it is not possible to provide a detailed strategy and time table for the delivery of the public realm.

10.2 Management & maintenance of public realm

Careful attention to sustainable maintenance will prolong the cost effective life of the new public realm and provide an environment that people will want to continue to use. A robust management and maintenance regime is therefore a key consideration for Edinburgh St James both as a development in its own right, and as part of the wider city centre.

The public realm proposals have been developed with future management and maintenance as a key consideration from the outset. These considerations include:

- The use of quality materials;
- Appropriate loading requirements for paving;
- Robust and simple detailing;
- The design and layout of street furniture;
- Access for cleansing equipment;
- The location, specification and provision of litter bins;
- The location, specification and detailing of soft landscape.

At this stage a detailed programme of maintenance activities cannot be

defined as issues such as the extent and agreement of adoption and future tenancy / ownership are yet to be ascertained. Where appropriate, the final agreed maintenance programme would be developed in coordination with the ultimate owners / building management team and City of Edinburgh Council departments responsible for street cleansing and the management of street lighting.

However, the following provides a list of key items that should be considered in the development of a detailed maintenance strategy.

10.2.1 Cleaning and maintenance procedures

- Basic cleaning procedures and frequency for streets and spaces.
- Additional cleaning procedures and frequency for the removal of chewing gum and persistent stains.
- Winter maintenance procedures and frequency for streets and spaces.
- Procedures and frequency for the maintenance of street furniture (benches, bins, signs etc.)
- Procedures and frequency for the maintenance of gullies, channels and slot drains.
- Procedures and frequency of maintenance for lighting and other mechanical and electrical items.
- Procedures and frequency of maintenance for artwork or other specialist items as required.

10.2.2 Soft landscape

Procedures and frequency for the maintenance of soft landscape areas and street trees. This may vary according to location, for example within public / private areas. To include:

- Irrigation procedures and frequency, if required;
- Pruning / aboricultural works as required;
- Leaf removal;
- Weed control;
- Thinning of groundcover / shrub planting as required;
- Replacement of damaged / dead plants;
- Firming of plants;
- Topping up mulch;
- Application of fertilizer;

- Mowing of lawn areas;
- Removal of arisings;

10.2.3 Emptying of litter bins

- Routes for collection;
- Procedures, including vehicle types. This should minimise disruption through the use of smaller vehicles and methods to reduce spillage and pollution;
- Frequency of collection;
- Timing of collection.

10.2.4 Inspections

- Regular basic inspections to review cleaning and management activities and identify any defects / damage.
- Annual inspection of public realm with an action list produced.
- Review of litter collection and provision of litter bins. Identification of any littering ‘hot spots’.

10.2.5 Reviews and performance targets

- The processes within the maintenance schedule should be continually reviewed responding to new developments in cleaning equipment / methods, and any issues within the public realm.
- Any cleaning and management methods that improve sustainability and reduce impact on the environment should be targeted.

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