

**Report Title:** Morrison Street Goods Yard, The Haymarket, Edinburgh  
**Issue Date:** 29 May 2008  
**Client/Developer:** Tiger Developments  
**Lead Designer:** Richard Murphy Architects / CDA / Sutherland Hussey  
**Local Authority:** City of Edinburgh Council  
**Location:** Edinburgh  
**Planning Ref:** 07/03848/FUL  
**Details:** Proposals for a major mixed use development on the site of the former Morrison Street Goods Yard, Haymarket. Development will include hotel, office, retail, commercial, and leisure uses as well as elements of public realm



## **INTRODUCTION**

This report relates to designs for the redevelopment of the former Haymarket Goods Yard. The project was presented to an A+DS Design Review panel on Tuesday 6 May 2008 in Edinburgh.

The project was presented by representatives of Tiger Developments, Sutherland Hussey Architects, and Montagu Evans.

The meeting was also attended by representatives of City of Edinburgh Council Planning Authority, and Historic Scotland.

## **A+DS VIEWS**

### **1. Background comments**

1.1 This project has been considered previously by A+DS. Preliminary designs were presented to the design review panel in April 2007, and amended designs were subsequently reviewed in June prior to the planning application being lodged. The planning application submission was considered on 12 October 2007 and a report issued on 5 November 2007.

1.2 The conclusion of the November 2007 report noted support for the project team in their aspirations to provide high quality public realm and mark the entry to the World Heritage Site. However, concerns were expressed in relation to establishing the Haymarket as a successful urban place, and about the design and location of the landmark building. We recommended that the City should lead in developing a strategy for the wider area, to co-ordinate the various initiatives, and guide development of the Haymarket as a world class urban place and western gateway to Edinburgh.

1.3 An amended design is to be resubmitted under the original planning application reference. At the time of the review A+DS had not received a copy of the revised planning submission. The project team have been working in conjunction with the City of Edinburgh Council to develop masterplan ideas for the greater Haymarket area, which are to be reported to the Council's Planning Committee in May 2008. The planning application, due to be submitted at the time of the design review, and the landmark building form an integral part of the wider masterplanning exercise.

1.4 Apart from the wider study, A+DS is not aware of any substantive changes to the design of the project since it was last reported on in November 2007. A list of detailed amendments to the design was provided but this was neither demonstrated nor discussed at the review. This report is therefore limited to what was considered at the design review; the presentation for which described options for the development within a wider context, with a focus on the relationship between the project site and Haymarket station.

## **2. Vision**

2.1 We welcome that a masterplanning exercise is being conducted, but remain concerned that the project is proceeding without having first established a strategic overview which sets out a vision for the wider Haymarket area and how it integrates into its broader context.

2.2 We acknowledge the design team's initiative in proposing alternative strategies for the wider area. However, these are predicated in a desire to formalise ideas already embedded in the scheme, rather than develop a considered approach to the Haymarket area as a whole.

2.3 We support the Council's intention to seek wider consultation on an Urban Design Framework which we trust will fundamentally re-examine the area. Such an exercise will require Network Rail as a willing partner to deliver civic ambitions for the wider area.

## **3. Tall building**

3.1 We recognise that grand scaled spaces require height to contain the space, yet we remain to be convinced that the location proposed is necessarily the right one for a tall building.

3.2 The outcome of a wider consultation study might identify more appropriate locations, and settings, for tall built form in this area.

3.3 Our ability to comment on the design of the tower feature at the time of the review was limited due to the focus on the wider masterplanning exercise and a lack of information on any specific design development.

## **CONCLUSION**

We continue to welcome the project team's ambition for high design quality, and recognise improvements to what was previously consented. As the design has not significantly altered since November 2007 our previous comments still largely apply.

We welcome the preparation of a strategic framework, tested through a consultation process, which is commercially viable but not unduly influenced by commercial imperative, to set out a vision for the wider Haymarket area.

We recommend that the Council formalises advice on the location of tall buildings before the current masterplan exercise and the wider urban design framework are finalised.

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