



Location Plan



Satellite Plan

Introduction

Northcare Scotland Ltd is pleased to welcome you to this public consultation event which relates to a proposal for a care development on land at St Johns Road in Corstorphine. We look forward to receiving your comments.

The proposed development site is situated on a vacant site on the SE corner of the junction of St Johns Road and Manse Road. The site is located in the Corstorphine Town Centre as defined in the Edinburgh Local Development Plan. The surrounding area is mixed use with a strong commercial presence on St John's Road and a residential character on Manse Road. The site is in a sustainable location on the western end of Corstorphine village centre which provides direct access to a range of services, facilities and local amenities. The site is served by direct access to the public road network with good pedestrian, cycle and public transport access to the site for visitors and staff.

Planning consent (ref: 18/02831/FUL) has already been granted on this site for a residential led mixed use development including apartments, townhouses and ground floor commercial units onto St Johns Road.

A demand has been identified for new care beds in the area and it is now proposed for development of a mixed-use building including 60 bed Care Home (Class 8), 5 Assisted Living Apartments and ground floor commercial units onto St Johns Road, with associated access and infrastructure within a high-quality landscaped setting. Development proposals have been designed to integrate with the surrounding townscape and landscape context whilst providing high class accommodation.

Northcare (Scotland) Ltd are a long established and award-winning family run business that have been operating in Central Scotland for over 30 years. They own and operate 8 care homes with 520 beds across Scotland. Each facility looks to exceed expectations by not only providing high quality accommodation but by creating a community aspect within each project. As a family run business, Northcare has a reputation for high quality care provision, within contemporary state-of-the-art facilities in attractive settings which contribute positively to place making.

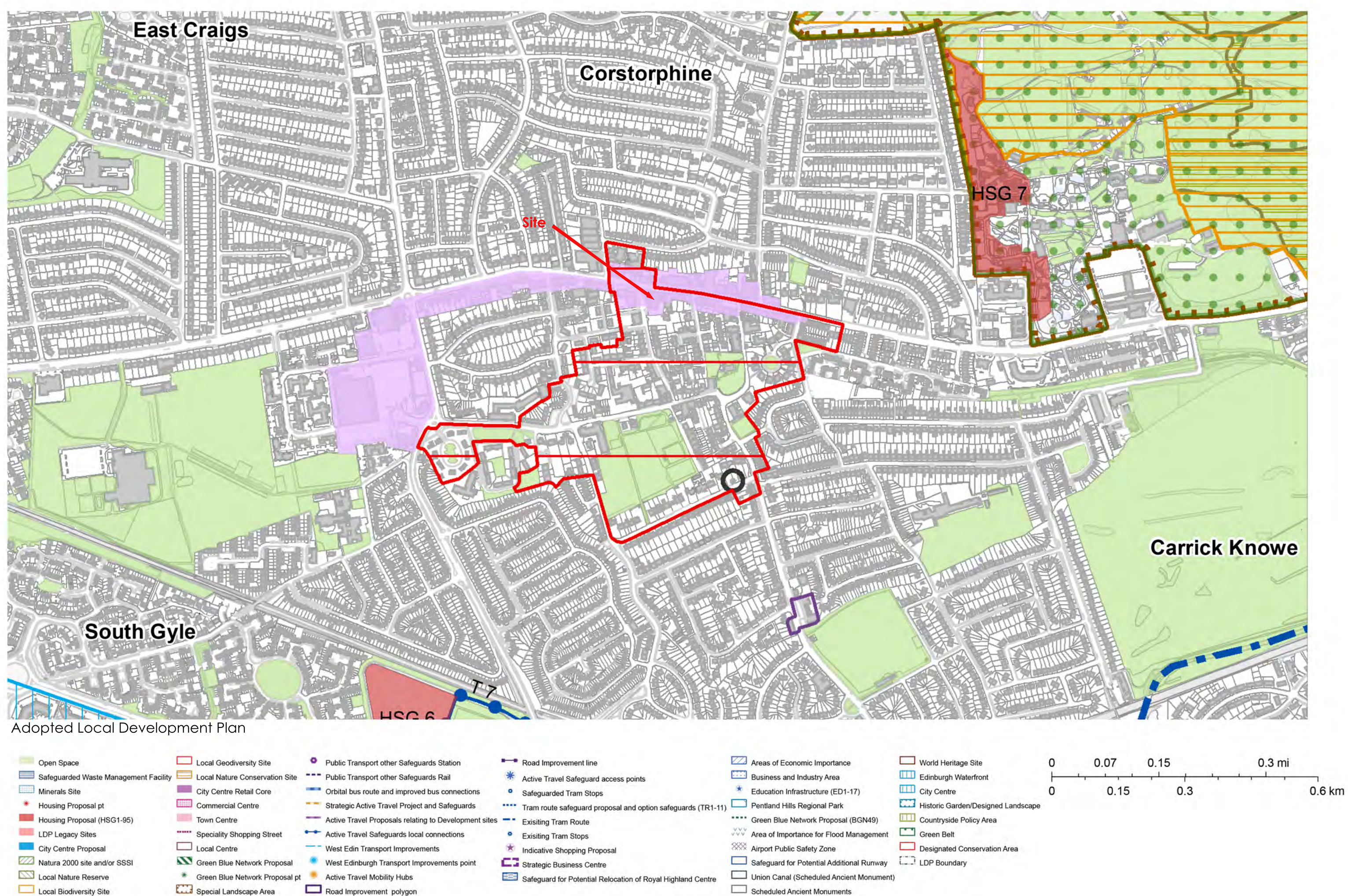
Northcare would act as the developer and the operator of the facility. Their developments aim towards net zero and seek to reduce emissions and reduce impacts in terms of climate change. Most importantly they are good neighbours in residential settings and contribute to local living and 20-minute neighbourhoods. This development will involve a capital investment of @ £15M over a 2-year period and will create employment at the construction and operational phases. When operational it is expected that 70 jobs will be created at a range of levels and trades. Proposed development will provide much needed accommodation for an ever-increasing elderly population, allowing them to live their lives with dignity and independence with specialist assistance at hand and will exceed the requirements of the Care Inspectorate regulations.

This exhibition forms part of the pre-application consultation process which takes place before a major planning application is submitted. In order to provide you with an understanding of what is being proposed, the Design Team would be pleased to answer any questions or queries which you may have. It will be followed by a further opportunity to comment on proposals once that these are further developed. The purpose of this event is to introduce the design concept, allow the local community to view and comment on the emerging proposals as they develop prior to a planning application being submitted to City of Edinburgh Council. Feedback received from this consultation will provide the Design Team with further information which can then be used to finalise detailed designs and specifications with the Council. A second public consultation event in a few weeks' time, will provide feedback to members of the public in respect to comments received by the applicant at the initial public event, and how the design team has responded to the comments where possible. It will deal with detailed design issues, and report on initial comments as well as presenting headlines from supporting studies. In due course, Northcare will submit an application for Full Planning Permission to City of Edinburgh Council once all necessary consultations and assessment have been completed.



Existing Arial Views





A Proposal of Application Notice was submitted to City of Edinburgh Council on 12 January 2024 outlining the intentions of Northcare (Scotland) Limited to submit a planning application for proposals to redevelop the site. The description of development is as follows:

Erection of mixed use development comprising care home and associated amenity facilities, ground floor commercial units, parking, open space, landscaping, and ancillary works.

The site currently benefits from planning permission (reference: 18/02831/FUL) for a mixed use residential led development incorporating ground floor commercial units (including Class 1, 2 and 3) and hot food take-away (sui generis). This proposed development seeks to build within the approved height, scale, and massing of the approved permission and therefore the key planning issue relates to the principle of the new proposed use.

The development plan comprises of the National Planning Framework 4, the adopted Edinburgh Local Development Plan, and supplementary guidance including the Corstorphine Town Centre Supplementary Guidance. The council are currently in the process of preparing a new development plan, CityPlan 2030, which is anticipated for adoption later in 2024.

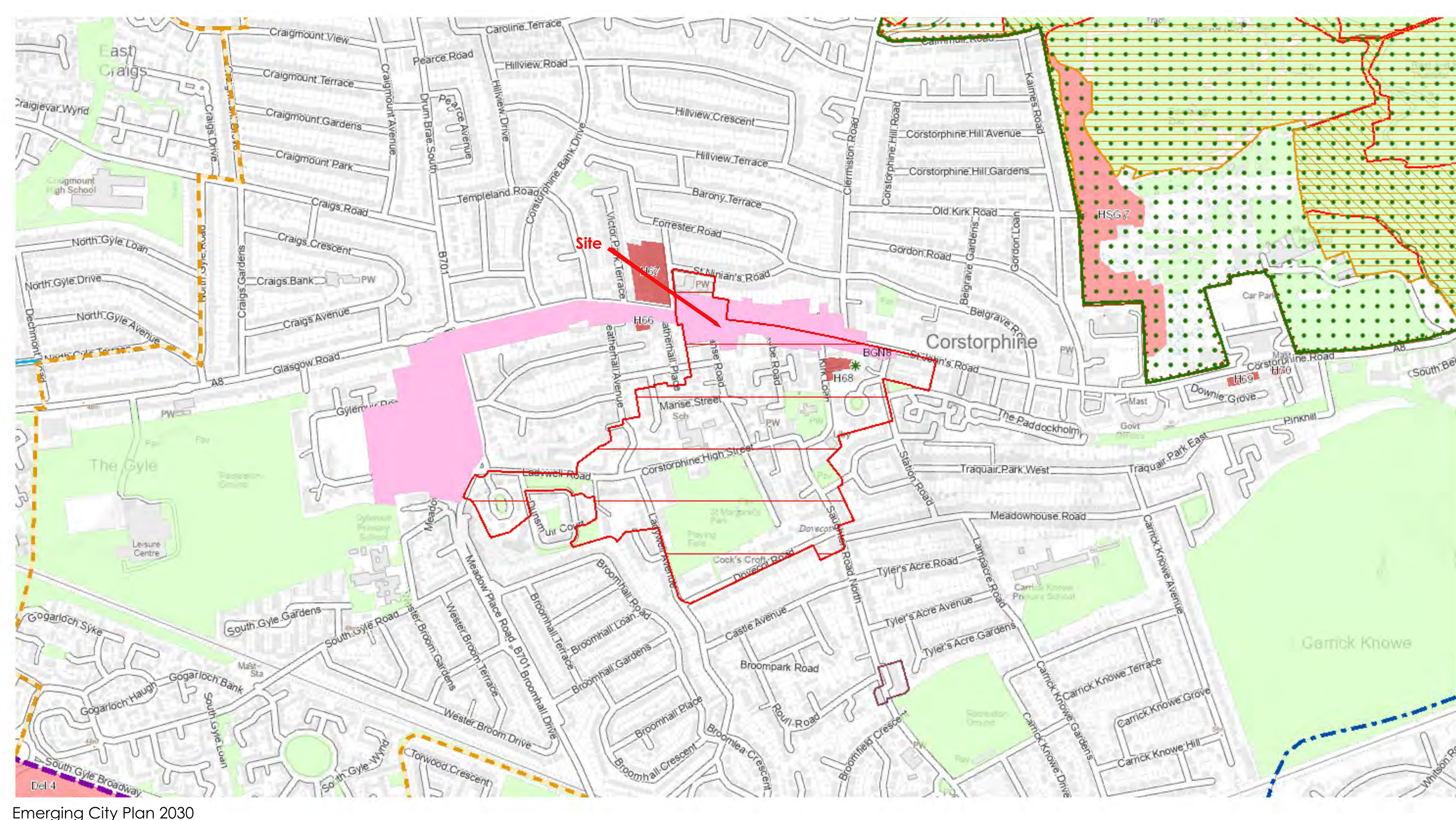
Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets, and landscape in Edinburgh. The site is located within the Corstorphine Town Centre and the proposed care home also incorporates ground floor commercial units which will provide activity and enhance this section of St John's Road. National Planning Framework 4 (NPF4) Policy 16 supports proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs such as homes for older people, including supported accommodation, care homes and sheltered housing.

The site is located within the Urban Area on a brownfield previously developed site. Sustainability is a key consideration during the design development of the proposals and a Sustainability Statement will be prepared to support the planning application submitted setting out how the materials, energy strategy, and waste strategy have all been considered to minimise carbon emissions.

The site is located within the Corstorphine Conservation Area where the council acknowledge that "This northern edge is acknowledged in the character appraisal to be out of keeping with the character and appearance of the main part of the conservation area and is principally included as a "buffer" to the historic core." Now as a cleared site, the proposals must give cognisance to the conservation area's architectural character. The redevelopment of the site provides an opportunity to enhance the character and appearance of the conservation area and preserve features that contribute positively to the area's character. The design development has been informed by heritage advice and a Heritage Statement is being prepared to support the planning application.

An assessment of how the proposals comply with planning policy and design guidance will be set out in a range of supporting documents which will include a Planning Statement and Design and Access Statement. The supporting documents are currently being prepared and will be submitted with the application and considered by the council and other statutory consultees. More details will be provided at the next consultation event once the reports and surveys are more developed.

The emerging design response is illustrated on the following boards. Further detailed proposals will be presented at the next public consultation, these being informed by comments received at this consultation, further design development and following pre-application discussion with City of Edinburgh Council.





Site Plan as Proposed

Background and Context

The site extends to 0.56 hectares and is located on the south side of St John's Road, east of the junction with Manse Road. It was formerly accommodated by a one and two storey flat roof parade of eight shops. The retail units on site were demolished in early 2023 to clear the site ready for a development of (35) flats with ground floor commercial space, which was approved by CEC in 2020 (18/02831/FUL). The residential developer no longer wishes to develop this site which provides the development opportunity presented today. To the South and West, the site is enclosed by a high stone wall. There is a significant change in level of about two metres from the north to the south side of the site. This allows the proposed buildings to make a transition in levels across the site reducing their scale and providing different points of access for the different uses.

Trees surrounding the site give the impression of very leafy, suburban edges to the south and west. Two mature trees, Oak and Corsican Pine, flank the existing access at the SW corner. An early mature Silver Birch is positioned on the corner of Manse Road and St John's Road. These trees are all to be retained

The site is located in the Corstorphine Town Centre and is within the Corstorphine Conservation Area as defined in the Edinburgh Local Development Plan. The surrounding area is mixed use with a strong commercial presence on St John's Road and a residential character on Manse Road. The south side of St John's Road is characterised by three storey tenement blocks with ground floor shops. Manse Road is characterised by stone built terraced houses and semi-detached cottages ranging from one-and-a-half storeys to two storeys in height.

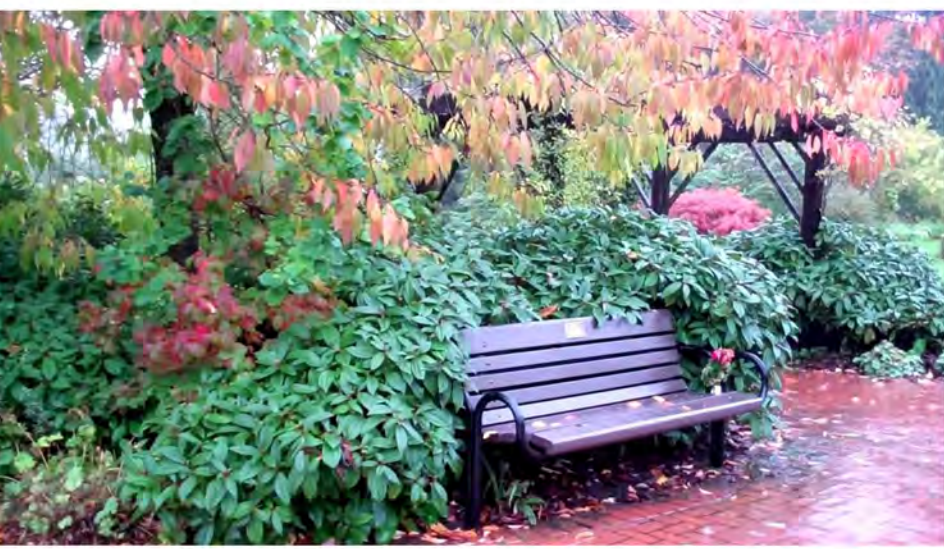
The site is bound by the Manse and its curtilage to the south. The Manse is a large detached dwelling set in a generous garden with mature trees. Manse Road is a one-way street where vehicles travel north onto St John's Road. There are two category C listed buildings located opposite the site, the Harp Hotel at 114-116 St John's Road and St Ninian's Church.

Existing footpaths and cycleways enclose the site and provide suitable access to surrounding areas, the Local Cycle Network runs along St Johns Road, providing wider connections throughout Edinburgh and connects to the National Cycle Network. Bus stops are located nearby on St Johns Road which provides multiple and frequent service connections and direct access throughout Edinburgh. The site has therefore been considered to be highly accessible to both visitors and staff.

Need

Scotland is currently in the midst of a care crisis with limited lifestyle choices for elderly residents requiring care services. The current stock of care homes and supported housing is not be able to meet the future demand of care requirements within the City of Edinburgh.

We are an ever increasingly, ageing population society, with the level of bed demand to almost double over the next 30 years. A Demographic and Needs Analysis Review has been prepared in support of the development, which demonstrates that there is currently a shortfall of care home provision in the wider area. Much of the existing stock is not fit for purpose and requires to be modernised and upgraded to meet Care Inspectorate standards of provision. A new care complex would also improve choice in line with the Health and Social Care Strategy. It will also conform with the Local Housing Strategy and in due course release existing housing in the town. Development of this site will allow for the opportunity to provide a luxury care home, with community facilities that will result in a much-needed development that can successfully integrate with the wider community. This will provide modern facilities for people requiring long term care requirements and allow them to live their lives with dignity and independent with specialist assistance on hand.

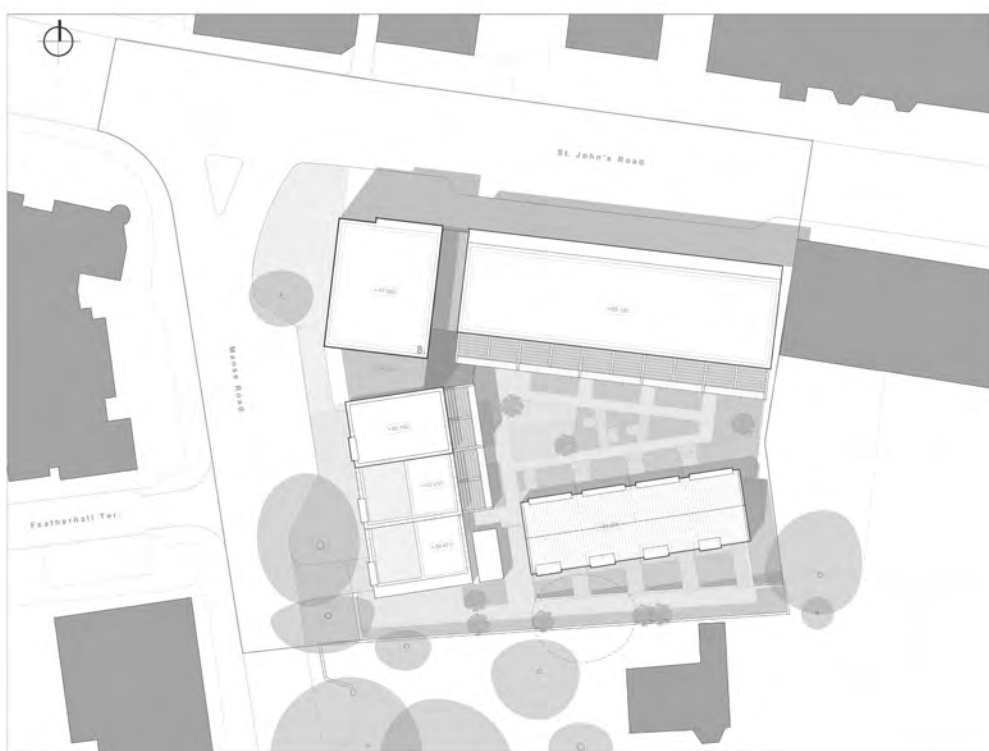




Previous Site Plan with Emerging changes

1. Emerging proposal frontage onto Manse road set back from pavement on Manse Road.
2. New landscaping acts as protective and privacy buffer
3. Emerging proposal frontage set back from southern edge of site.
4. Removal of Townhouses along southern edge retains privacy to adjacent existing dwellings.
5. Parking located along southern edge to maximise private residents landscaped amenity space

- Removal of Townhouses
- Proposed Landscaping
- Emerging Scheme Building Outline
- Vehicle Access from Street



Consented Proposed Site Plan

Development and access provision and car parking:

Car parking will be located on site with spaces for 10 cars including 2 no disabled bays and electric vehicle charging stations. Additionally, and within the site ownership are a number of on-street car parking spaces on Manse Road which can be utilised. This provision is in accordance with the requirements of the City of Edinburgh standards and design guidance.

The proposals also include for secure and covered cycle stands which will encourage staff to utilise sustainable modes of travel. An existing dropped kerb access at the SW corner of the site (taken from Manse Road) will be utilised for on-site vehicle parking.

The new commercial units can all be accessed from the footways on St Johns Road. Some of the commercial units will also be accessible directly from the Care Home helping it integrate into the community with the provision of a community café / brasserie and a spa salon.

Separate pedestrian entrances to the Care Home and Assisted Living flats can both be taken from Manse Road.

Urban Design and Landscape

City of Edinburgh Council Design Guidance has the objective of promoting high quality design which integrates with the built and natural environment whilst positively contributing to the distinctive sense of place in the location.

Accordingly, the proposals reflect national policy guidance contained within Creating Places and Designing Streets as well as the Council's Design Guidance.

The concept is for a sustainable development with consideration and application of the six qualities of 'place', as advocated within national design policy guidance.

- Distinctive; • Safe and pleasant; • Easy to move around; • Welcoming; • Adaptable; and, • Resource efficient

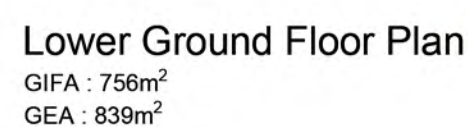
The proposed development is set within an attractive landscape which enhances the local area with the creation of a secure residents landscaped garden to the rear of the property.

This maintains standards of residential amenity whilst preventing overlooking and overshadowing. A landscape and planting plan will ensure the site continues to contribute to, and enhance, its green network/ infrastructure and biodiversity credentials. A Biodiversity Enhancement Plan will also be developed



Garden and Roof Garden Examples





Assisted Living Apartment Images

Every Northcare development aims to exceed expectations by providing high quality care accommodation and includes a community aspect within each home, providing support for residents to achieve independence and encourage integration within the community. The development on St Johns Road will follow this model within a managed and secure environment for its residents. The care home will also provide communal spaces including private dining facilities, cinema, activity rooms, beauty salon, café brasserie and gallery. These facilities will encourage residents to interact and provide the opportunity for a day out without leaving the facility.

Architectural Proposal

Northcare Scotland Ltd propose a 60-bed Care Home building across 6 independent living wings over 3 main residential floors in an "L" shape plan. The change in level across the site allows the creation of a partial lower ground floor to service the care home and a partial pent-house floor to create a residents entertainment suite with a sensory garden. Private resident's gardens will be introduced in the southern area of the site as well as the rooftop sensory terrace.

The L-plan form comes from the intention of creating two wings. Each comprises 10-beds with associated day and dining space and in full compliance with the strict guidance outlined by the Care Inspectorate. Staff and service rooms are discretely positioned to maintain the impression of a home but ensure good visibility of resident space and promote interaction within the home.

Servicing (kitchen, plant, laundry and staff welfare spaces) is located in a partial lower ground floor accessed from the central core area.

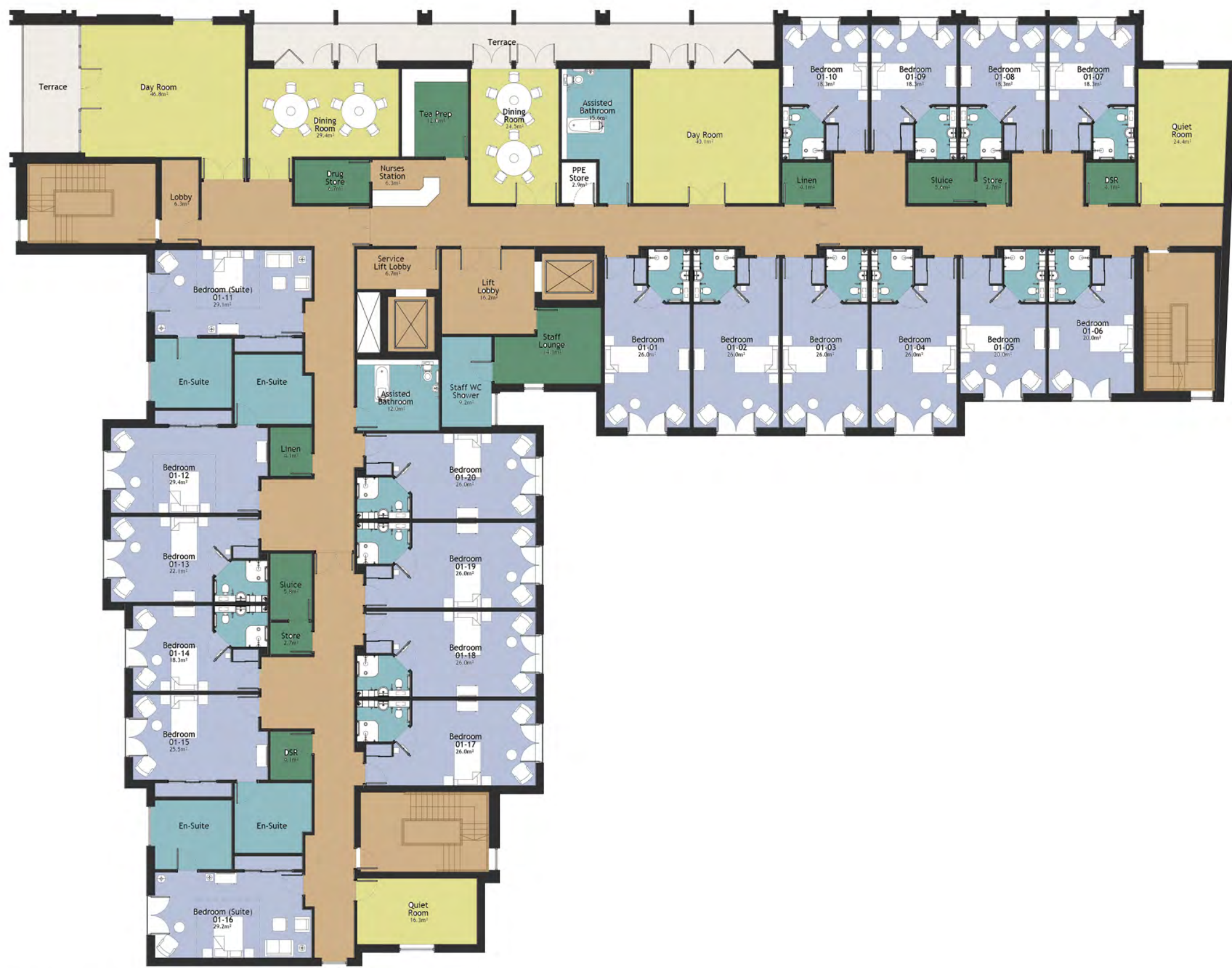
The care home will have a grand double height entrance lobby accessed from the parking area to the rear of the building at the lower ground floor level.

There will be direct access to the each of the commercial units from (upper) ground floor level direct from St Johns Road.

There is a separate entrance lobby for the assisted living flats taken directly from Manse Road. A Residents Amenity space and Activity Room provide a destination on the top floor of the care home. Benefiting from extensive glazing and an external terrace / sensory garden the amenity space will take advantage of the views over Edinburgh towards the Pentland Hills beyond.

The effects of the design, construction process and lifecycle of the building have, and will be carefully considered as the development progresses to ensure that sustainability criteria is met and exceeded, in order that the completed building will achieve gold standard.





First Floor Plan
GIFA : 1169m²
GEA : 1349m²



Upper Ground Floor Plan
GIFA 1235m²
GEA : 1406m²



Lower Ground Floor Plan
GIFA : 756m²
GEA : 839m²



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Visual of Emerging Proposal - St Johns Road

Visual of Consented Scheme - St Johns Road



Visual of Emerging Scheme - St Johns Road

Visual of Consented Scheme- St Johns Road



Visual of Emerging Scheme - Manse Road

Visual of Consented Scheme - Manse Road

Public and Community Engagement

Engagement with the local community, neighbours and key stakeholders is important to Northcare and this process has already started through the PoAN.

This first event will be followed by a further consultation to be held here on the 28 February 2024 to review initial feedback and allow a response from Northcare and their Design Professionals. We would welcome your comments on planning and related development matters such as design, access and landscaping. Your comments will be considered and could be used to refine the final concept into the detailed proposals which will be submitted to the Council as part of the planning application.

Northcare (Scotland) Ltd welcomes your feedback on the emerging proposals for the delivery of its care home, which will help inform these going forward.

We would kindly ask for you to fill out the feedback form below. Please then fold and insert into the box provided. The form is also available online, please scan the QR code below to access.

Alternatively, you can take the feedback form away and post/email your comments by Wednesday 14th February.

Further information is available online at northcare-manse.co.uk or via email to hello@northcare-manse.co.uk. If required, information is also available by phone on 0131 603 8996 or in writing from Orbit Communications, 42 Charlotte Square, Edinburgh, EH2 4HQ. If you wish to make comments on the proposals shown at this first event, you may do so via a feedback form available at the event or the project website, by email, or in writing no later than 14 February 2024.

Please note that comments submitted at this stage do not constitute representations to City of Edinburgh Council. There will be an opportunity to make representations on any resultant planning application to the Council.

Northcare Scotland Ltd would like to thank you for your attendance and participation in what we hope will be an attractive high-quality development.

