



Thank you for viewing this consultation information for 36 Russell Road, a proposed Purpose-Built Student Accommodation development on Russell Road, Edinburgh. This is the second public consultation following on from our Proposal of Application Notice submitted to Edinburgh City Council, in April 2025. We are presenting our developing building and landscape proposals.

We are looking for your views – are our thoughts travelling in the right direction? Please tell us what you think by filling in a feedback form, to help inform the design process. Your comments will inform our on-going design development before a planning application is submitted in July 2025.

The site is one of a series of brownfield sites across the west of the city created as a result of the 19th century railway boom. These sites remained under-developed, even as the city expanded and densified around them, and now offer the opportunity to establish new identities within the wider city context. 36 Russell Road presents an opportunity to address Edinburgh's shortfall of student bedspaces, giving the site a long-term, sustainable use that makes an active contribution to the neighbourhood.



36 Russell Road Proposed Scheme, illustrative view from Roseburn to Union Cycle link look West.



Buccleuch Street Student Housing, Edinburgh
7N Architects



Westfield Avenue Housing, Edinburgh
7N Architects



Rowanbank Gardens Housing, Edinburgh
7N Architects

Ardent Group are an established property development specialising in delivering high-quality residential and commercial developments across Ireland and Scotland, with a strong focus on regeneration and sustainability. Committed to revitalising underused brownfield and infill locations, and transforming them into vibrant, well-designed communities.

7N Architects bring an integrated approach to place making. 7N specialise in generating innovative ideas that deliver simple solutions to complex problems and focus on delivering transformational change by unlocking the full potential of buildings, places and spaces.



The site was enclosed by the North British and Caledonian Railway Lines in the 19th Century. It was developed as a Bowling Green in the early 20th Century and Charles Henshaw & Sons established their foundry and metalworking business to the rear of the site. The majority of the Caledonian Lines were closed by the end of the 1960s with the infrastructure re-purposed for the West Approach Road; the site remained physically separated from the surrounding city fabric.

The bowling green and social club closed in 2011. The site was partially cleared and run as a builder's yard. The building is now unoccupied and derelict. Charles Henshaw and Sons entered administration in 2024 and the site has recently been sold. New public transport and active travel initiatives are already opening up new connections to the wider city which allows sites like this to be re-appraised in terms of how they can meet the city's developing needs.



The Existing Site - Aerial looking East



1881; Land enclosed by railways



1912; Bowling green and industry



1970; The railways recede



2024; New connections



The Existing Site - Aerial looking West



Any future planning application on this site will be required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The applicable Development Plan comprises:

National Planning Framework 4 (NPF4) Edinburgh City Plan 2030 Local Development Plan (City Plan 2030)

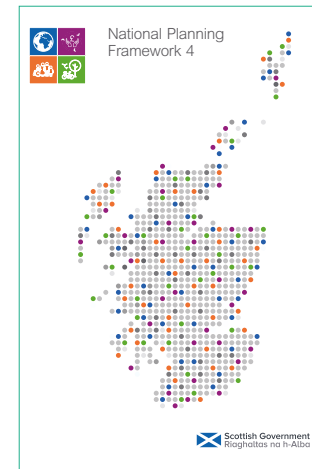
The following policies in NPF4 are particularly relevant:

- **Policy 16** supports proposals for new homes that improve affordability and choice, such as student accommodation.
- **Policy 9** supports proposals that result in the sustainable reuse of brownfield land.
- **Policy 15** supports proposals that contribute to local living and 20-minute neighbourhoods, where people can access most of their daily needs near their homes.
- **Policy 13** supports proposals which align with sustainable travel.

City Plan 2030 designates the entire site as being within the 'urban area.' City Plan encourages growth on brownfield sites within the 'urban area', including uses such as student accommodation. The following policies of City Plan 2030 will be key in assessment of the planning application.

- **Policy Hou 5** requires student accommodation to be appropriately located with good access to higher education institutes and where the established character of the area is not adversely impacted. The policy also limits the number of studio apartments and requires suitable amenity for future residents.
- **Policies Env 7 and Env 8** require the development to meet specified sustainability standards, addressing the climate emergency and contributing to sustainable living.
- **Policy Env 31** requires new-build development to include good quality, attractive and useable open space amounting to at least 20% of the site.
- **Policy Env 33** supports development that does provides suitable levels of amenity for occupiers and does not adversely affect the amenity of neighbouring development.

Policy Econ 2 requires proposals for commercial uses (including student housing) within the urban area on sites 0.25ha or larger, should, where compatible and appropriate, provide at least 50% of the site for housing. The site area is 0.23ha and therefore Policy Econ 2 does not apply. Developing designs show approximately half of the site being provided as usable open space for future residents.



Area of site: 0.23ha
Area of building footprint: 0.12ha
48% of site is proposed as open space

The application will be accompanied by a suite of supporting studies. We will look to agree these with the City of Edinburgh Council prior to submission. We anticipate the following will be provided:

- Planning Statement
- Report of Consultation
- Design and Access Statement
- Student Market and Demand Report
- Noise Impact Assessment
- Townscape and Visual Analysis
- Daylight and Sunlight Assessment
- Sustainability Statement
- Transport Statement
- Ecology Report including Biodiversity Net Gain
- Landscape Strategy
- Archaeology Desk Based Assessment
- Ground Conditions Information
- Drainage Strategy



The site sits within 10 minutes walk of the local centres of Roseburn, Gorgie and Dalry, with public transport connections including tram, rail and bus services all within a 20 minute walk. City of Edinburgh Council's recently completed £17m Roseburn to Union Canal link is located adjacent to the site creating a new active travel route between Roseburn and Fountainbridge. There is the opportunity to densify the site in line with the "brownfield first" approach of City Plan 2030, acting as an anchor building for the potential wider mixed use redevelopment of the area that both utilises and enhances these connections.

Existing Site Constraints:

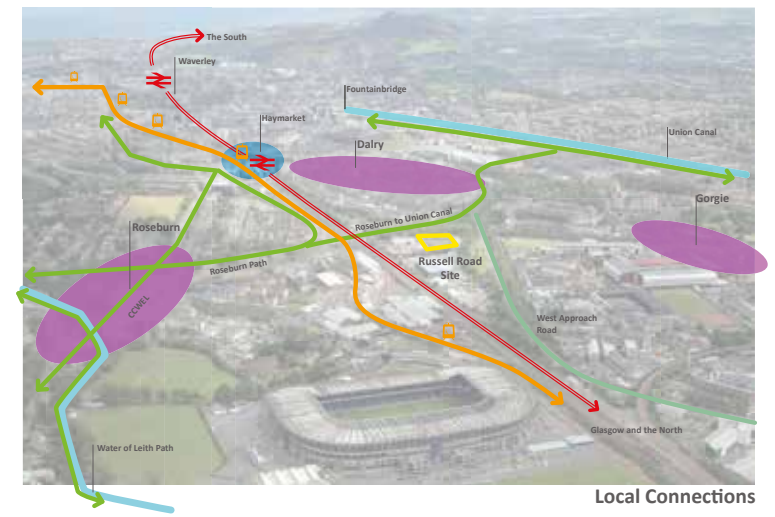
1. **Inactive and Derelict Frontage**, contributing little to the surrounding public realm and offering poor permeability through the site.
2. **Low-Quality Existing Buildings**, not suitable for adaptation to meet contemporary standards for accommodation or employment use.
3. **Lack of Green Infrastructure**, offering no biodiversity value or green amenity space.
4. **Challenging Site Levels and Limited Accessibility**, Significant level changes across the site, resulting in a lack of universal access.

Opportunities for Improvements:

1. **Enhanced Site Conditions:** Site challenges are addressed through strategic landscaping, building orientation and efficient high-performance building fabric.
2. **Active & Inclusive Public Realm:** The scheme delivers a permeable, active frontage with universal access across the site.
3. **Optimised Solar Gain & Biodiversity:** A south-facing courtyard maximises solar gain, with garden spaces enhancing amenity and supporting biodiversity.
4. **Future-Proofed Masterplanning:** The design enables coordinated development of neighbouring plots



Existing Site Constraints



Local Connections



The vacant social club building fronts onto Russell Road



The existing building is derelict with little architectural merit.



Rear of the vacant social club building from within the site



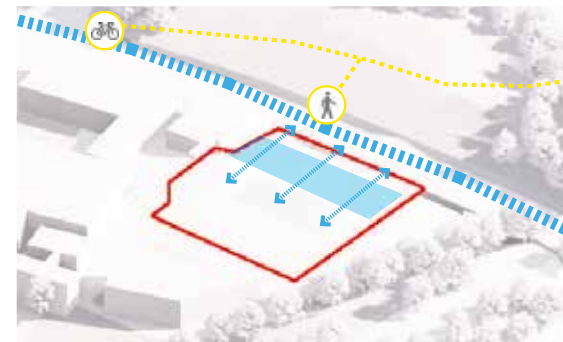
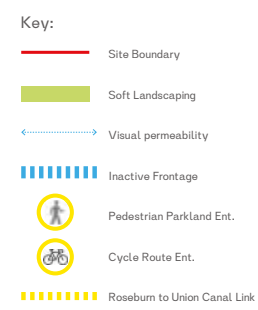
Existing southern boundary to the site



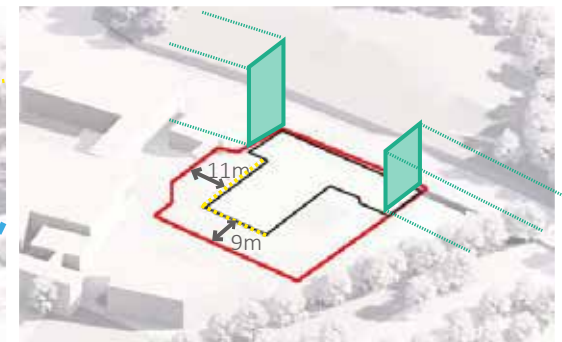
The proposal will establish an active street frontage to Russell Road with visibility into the ground floor social spaces and the garden beyond. The building's form and landscaping have been carefully designed to coordinate with the future redevelopment of adjacent land. Garden spaces are placed to the south of the site to optimise sunlight, incorporating 'green & blue infrastructure' such as swales and rain gardens to manage rainwater and contribute to making an attractive, sustainable place.

The proposals have been developed in line with NPF4 to improve the quality of the existing area, following the principles of the Scottish Government's "Six Qualities of Successful Places"

- 1 - Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health
- 2 - Pleasant:** Supporting attractive natural and built spaces
- 3 - Connected:** Supporting well connected networks that make moving around easy and reduce car dependency
- 4 - Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity
- 5 - Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions
- 6 - Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and



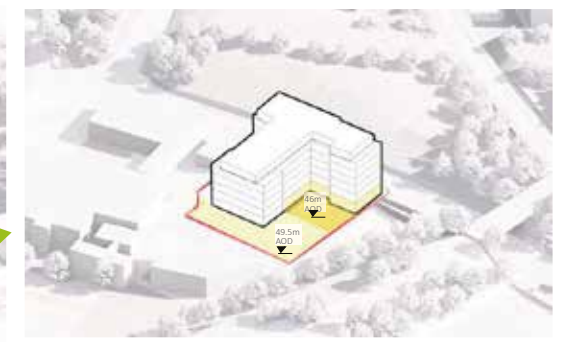
An active street frontage will be created with large windows onto ground floor social spaces



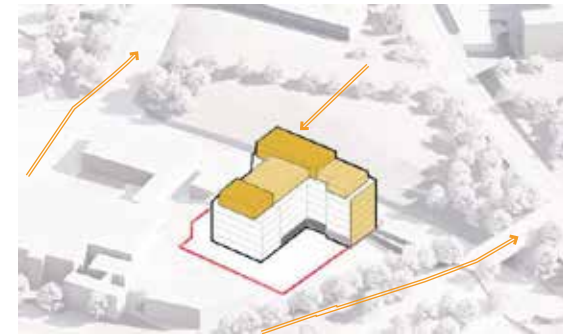
The footprint has been designed to allow flexibility for the future development of neighbouring plots. This approach supports coordinated planning and ensures that any adjacent redevelopment can integrate well with the overall site layout.



North-facing, single-aspect accommodation is minimised to improve natural light. A high-quality, accessible south-facing garden is created that connects to existing wildlife corridors, enhancing the site's ecological value



The site's 3.5m level difference is used to create a tiered garden. An open ground floor provides views through from Russell Road into the garden spaces beyond.



The site is visible from a number of elevated approaches. The roof form has been setback and articulated to breakdown the building massing and create visual interest from key approaches.



The 'L'-shaped footprint of the proposal provides a well surveilled south facing garden amenity. The setback from the western boundary allows for sustainable drainage features (SuDS). Green and blue roofs will reduce surface water runoff and enhance biodiversity.

06 Accommodation



The proposal is for a 7 storey new build PBSA development, providing 182 bedspaces. The majority of accommodation is provided as cluster flats of 6-8 en-suite bedrooms with a shared living / kitchen / dining space, promoting cohesion and offering flexibility for future re-use in line with CEC policy. The top storey incorporates a number of single occupancy studio rooms with a private kitchenette.







The proposed scheme provides high quality internal and external amenity spaces, designed to provide vibrant shared facilities in line with exemplar student residential developments.

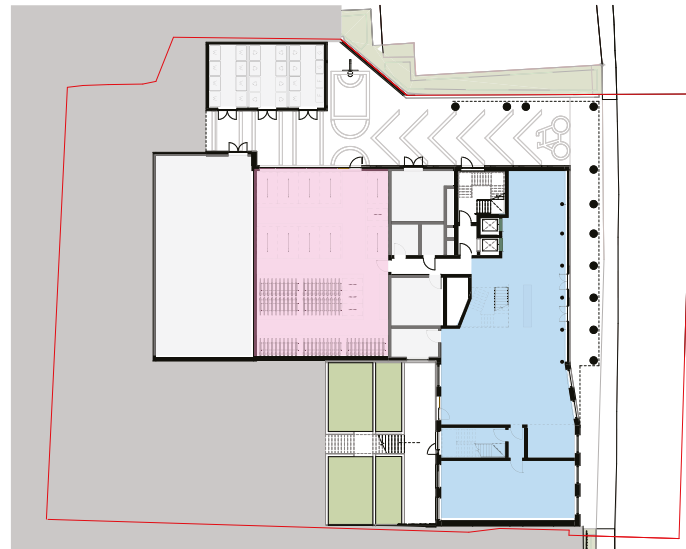
Accommodation Schedule:

Internal Shared Amenity Spaces: 320 sqm

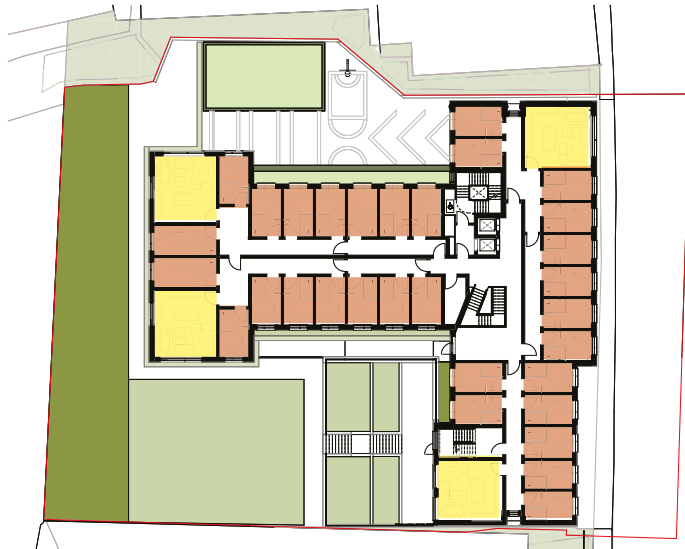
Cluster Bedrooms: 168 (92%)
Studio Bedrooms: 14 (8%)

Total Bedrooms: 182

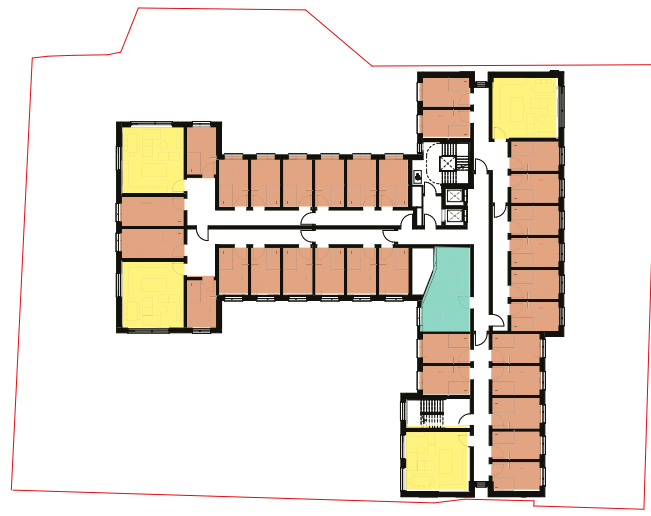
	Cluster Flat Bedroom		Shared Amenity Space
	Cluster Flat Living / Dining / Kitchen		Cycle Parking
	Studio Room		Plant and Back of House



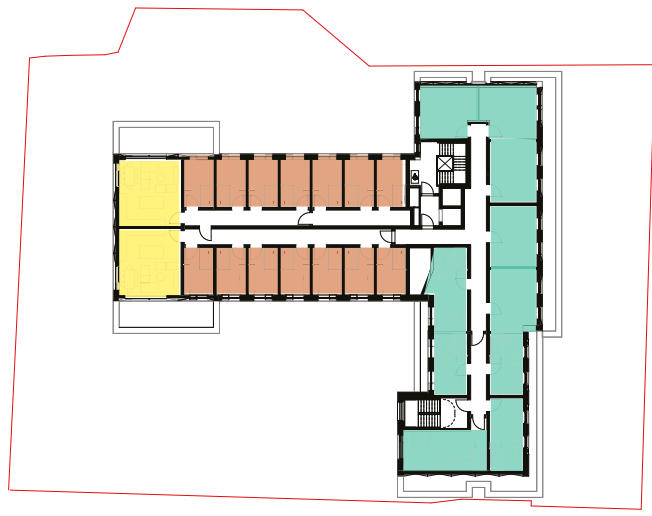
Level 00



Level 01



Level 02-05



Level 06



Focus on wellbeing and sustainable design

Active street Frontage

Referencing industrial heritage



Glazed brickwork

Visibility into high quality social spaces

A variety of internal/external amenity facilities



Formal and informal gathering spaces

Introduction of soft landscaping and biodiversity

Use of colour to establish a new identity



Illustrative view of the proposal from the Roseburn to Union Cycle link looking West.

Do you agree that a south facing landscaped courtyard that is a good idea for this site?

Do you agree that having more windows and activity at street level would enhance Russell Road?

Do you agree the proposed building is an appropriate scale for a city centre brownfield site?

Do you agree the materials proposed are appropriate for the site?

Do you agree that a distinctive colour palette helps give the proposal a clear identity?

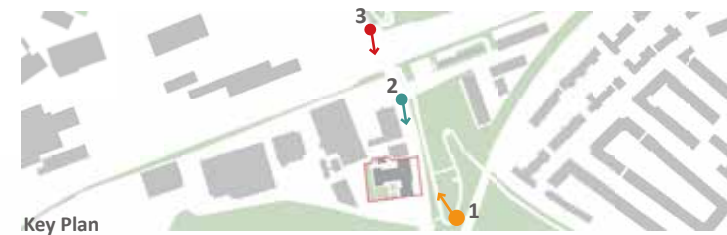


1 - Cycle Path View from South

2 - Street Level View from North

3 - Approach from Roseburn (building not visible)

The building has been tested from a variety of viewpoints and the scale is felt to be appropriate relative to the wider city context. Generally the building will not be visible at eye level from adjacent streets due to the existing rail and road infrastructure that enclose the site.



Key Plan



Site Section East-West [Looking South]

Site Section North-South [Looking West]



The development aligns with The City of Edinburgh Council's "brownfield first" policy.

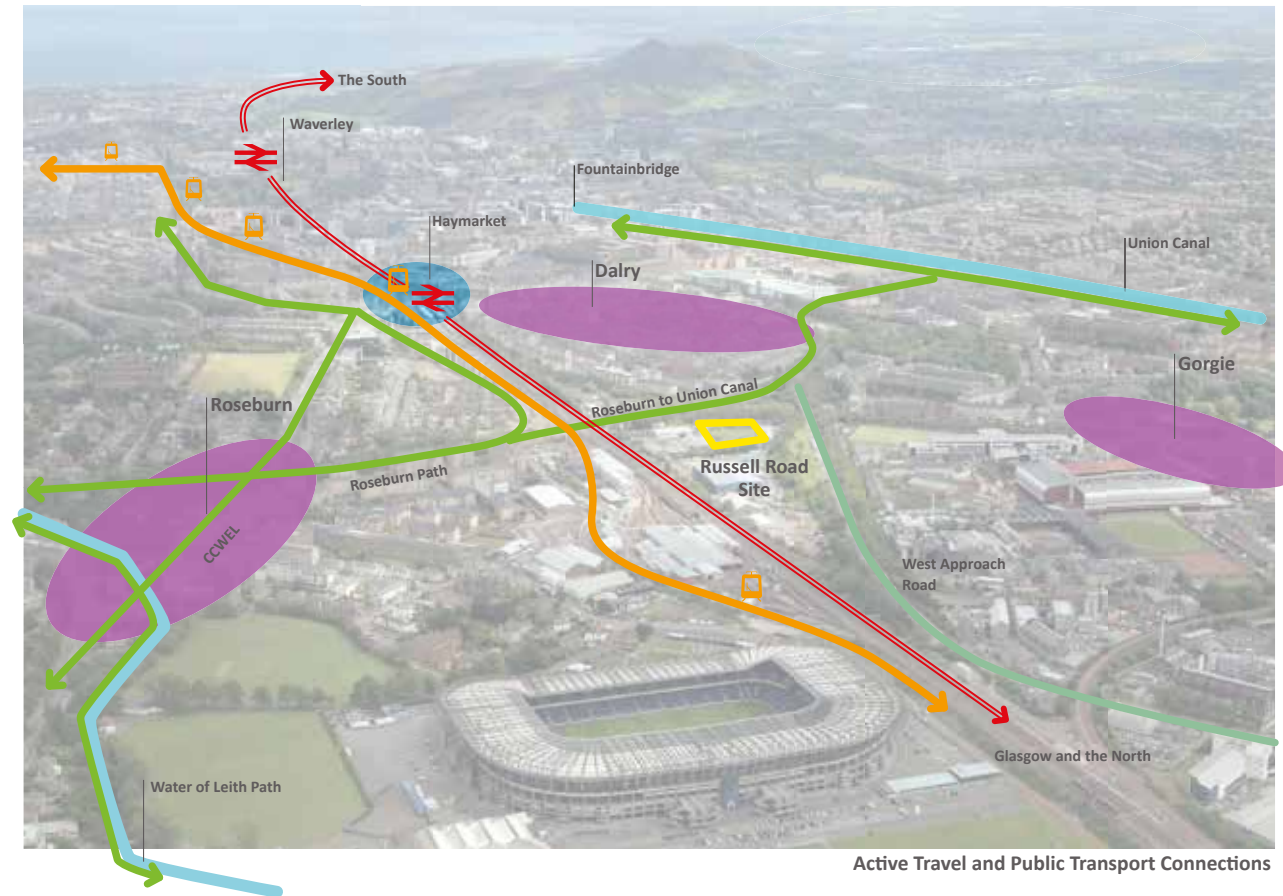
The proposal will activate the street beyond working hours, providing natural surveillance and improving safety on this important active travel route.

The proposals promote sustainable travel and support the principles of the 20-minute neighbourhood with walkable routes to local centres

Secure cycle parking for 182 bicycles (100% provision) will be provided

The scheme has been developed following the Net Zero Operational approach set out by the UK Green Building Council.

The development will also deliver significant improvements in biodiversity and sustainable urban drainage



Active Travel and Public Transport Connections



This consultation event is the second consultation to take place ahead of a likely planning submission in July 2025

Subject to planning approval, which is anticipated by early 2026, further detailed design will then continue towards a future start on site by early 2027.

We are keen to consult closely with existing residents and key stakeholders as we develop our detailed proposals for the planning submission.

Comments made to the prospective applicant during this process are not representations to the planning authority. If the prospective applicant submits an application, there will be an opportunity to make representations on that application to the City of Edinburgh Council.

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