

1.0 INTRODUCTION

Ardstone Capital Ltd UK propose to refurbish and upgrade the office known as Calton Square in Edinburgh City Centre which will be vacated by the current occupier in Spring 2025. A full design team has been appointed following a competitive process involving four national architects who were asked to consider proposals for upgrading the existing building.

Calton Square is located at the east of the city centre just opposite John Lewis and the St James Quarter. The building fronts onto Leith Street, Greenside Row (the pedestrian street next to the Omni Centre) and Greenside Place and lies within the New Town Conservation Area and the designated UNESCO World Heritage Site.

Vehicular access and car parking is provided via the lower level from Greenside Row and the main pedestrian entrance is off Leith Street at the south western corner of the building.

We have had initial pre application dialogue with planning officers at City of Edinburgh Council and this informal consultation is being held to show you the proposed plans in advance of any planning application being made. Whilst this is not classed as a 'Major' application which triggers the need for formal public consultation, we think that engagement with the wider community and key interest groups is important because of the site's prime city centre location. The consultation provides an opportunity to learn more about the development approach and for us to get any feedback on the proposal as it stands at present.

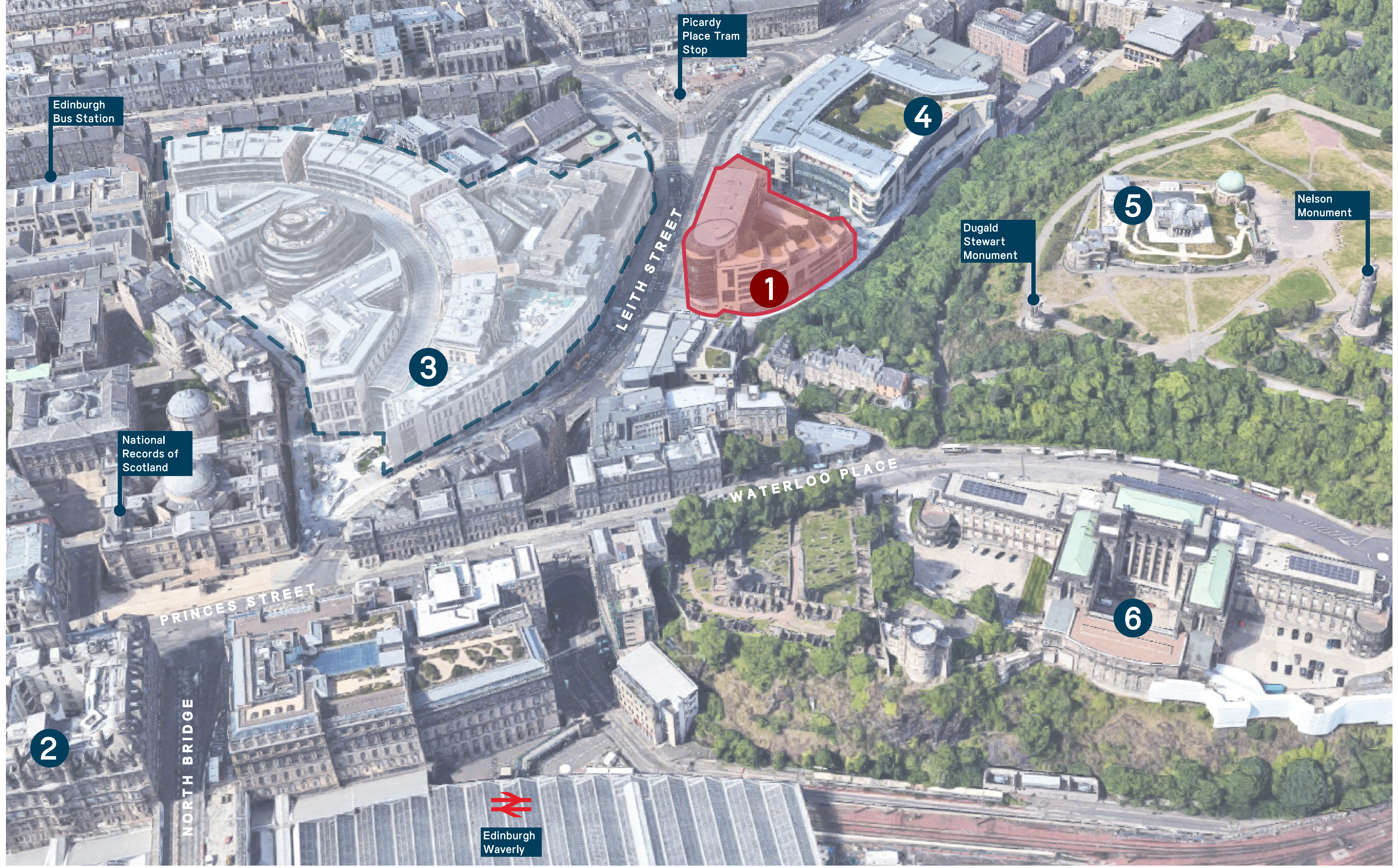
1.1 LOCATION

KEY

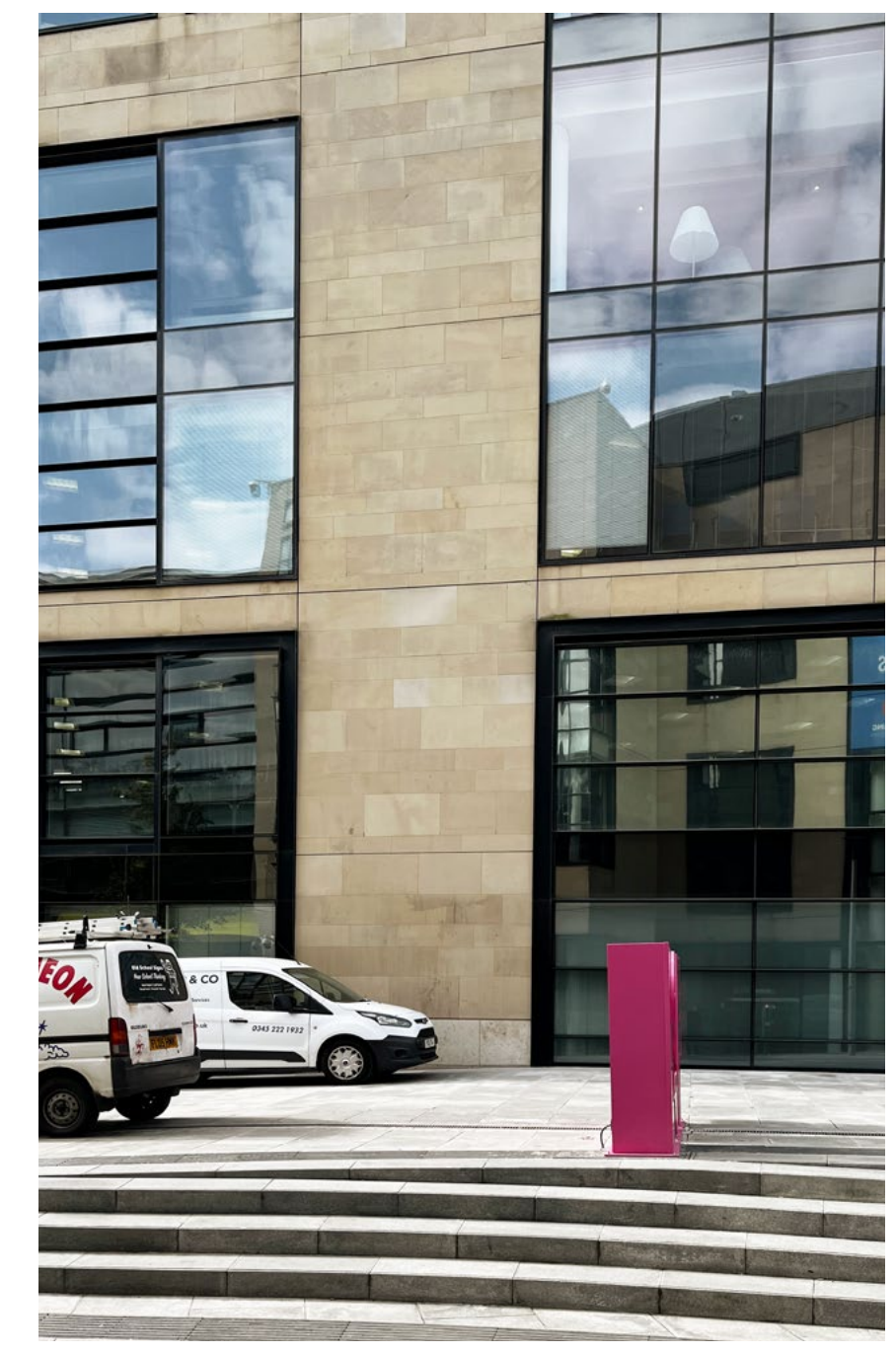
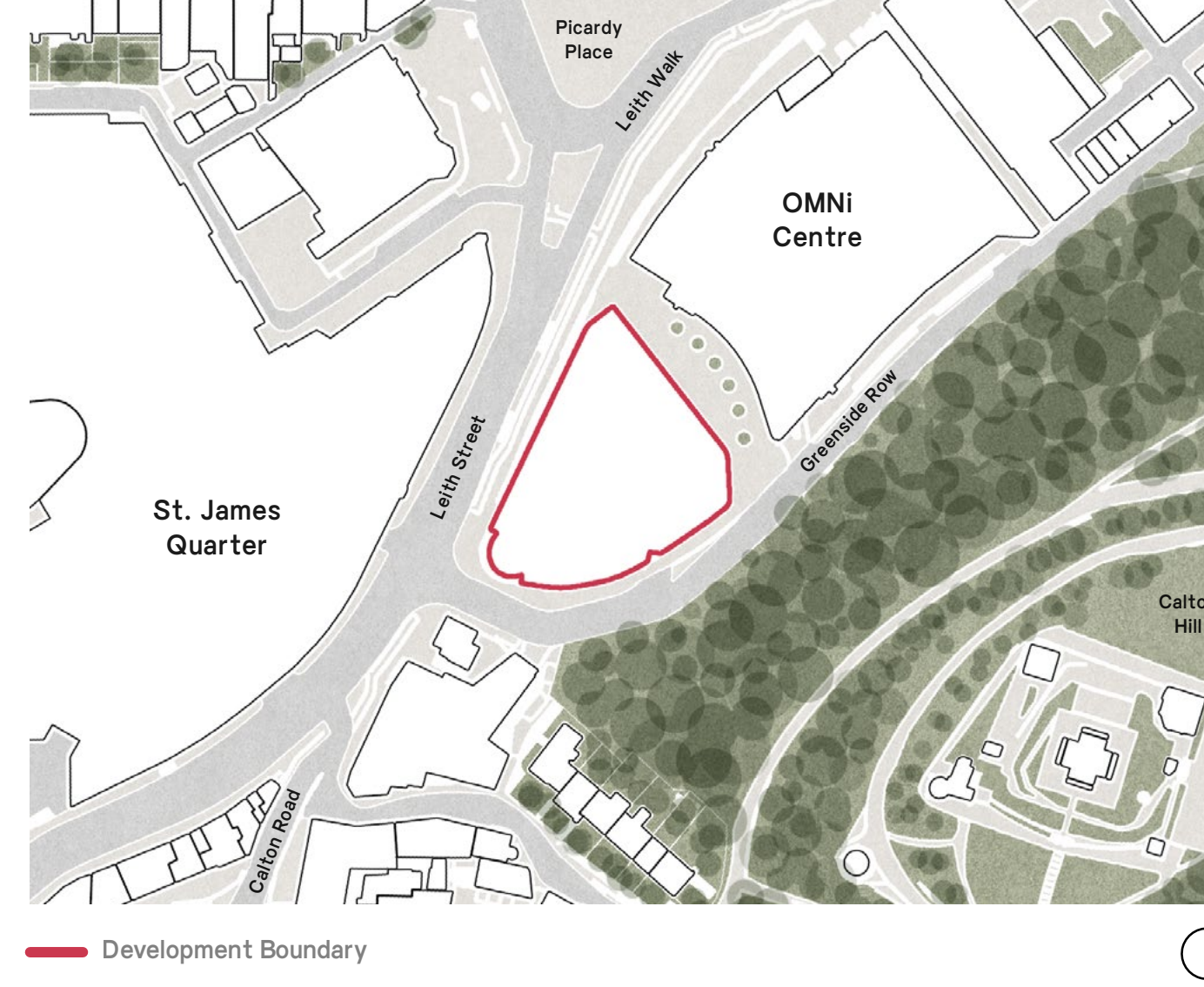
- 1 Site: Calton Square (2002)
- 2 Balmoral Hotel

- 3 St James Quarter Shopping Centre (2017)
- 4 OMNi Centre (2002)

- 5 Observatory House Calton Hill
- 6 St Andrew's House Scottish Government



1.2 EXISTING BUILDING



CALTON SQUARE



2.0 URBAN CONTEXT

2.1 THE SITE & CITY CONTEXT

The existing office building was completed in 2002 and extends to around 160,000 ft² (just under 14,000 m²) of floorspace over 7 levels and occupies a footprint of just over an acre.

It is well located with excellent public transport connections - by train, tram, and bus - and is easily accessible by foot and bicycle.

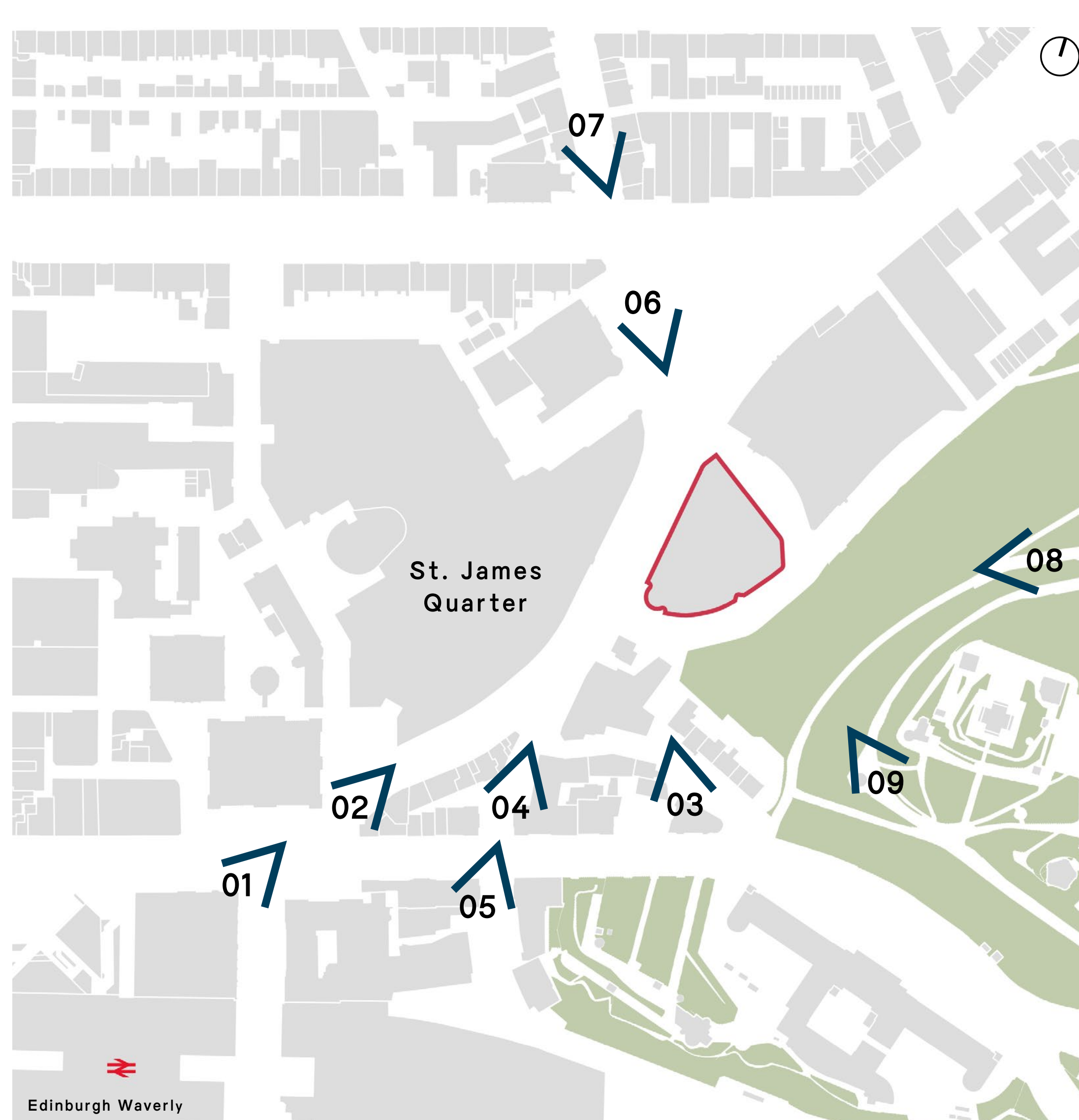
The supply of top quality Grade A central office space in the city centre has been in decline in recent years as the property market responds to post pandemic trends. Much of the existing office stock being converted to alternative uses. However, this building still occupies a prime and accessible location for an office and complements the surrounding retail, commercial and residential uses and provides a counter balance to the other new office developments around Haymarket.

The building has three key frontages and four key elevations including the roof scape which can be viewed from various vantage points on Calton Hill.

The site occupies a prominent axial location between Princes Street and Picardy Place but currently has no visible ground floor activity or frontage articulation.

We recognise the important wider context within the city centre and we have appointed specialist heritage and visual impact/landscape/townscape experts to complete a number of studies to assess different viewpoints (near and far) to inform the design process to help remodel and re-image the building as well as provide a positive response to the streetscape.

The views to and from Calton Hill (including the monuments) are also recognised, as is the overall panorama over the city's skyline and roof scape.



— Development Boundary

- ① South Approach: View from Princes Street
- ② South Approach: View from Leith Street
- ③ South Approach: View from Calton Hill (Street)
- ④ South Approach: View from Calton Road
- ⑤ South Approach: View from Waterloo Place
- ⑥ North Approach: View from Picardy Place
- ⑦ North Approach: View from St. Paul's and St. George's
- ⑧ East Approach: View from Greenside Path
- ⑨ East Approach: View from Dugald Stewart Monument

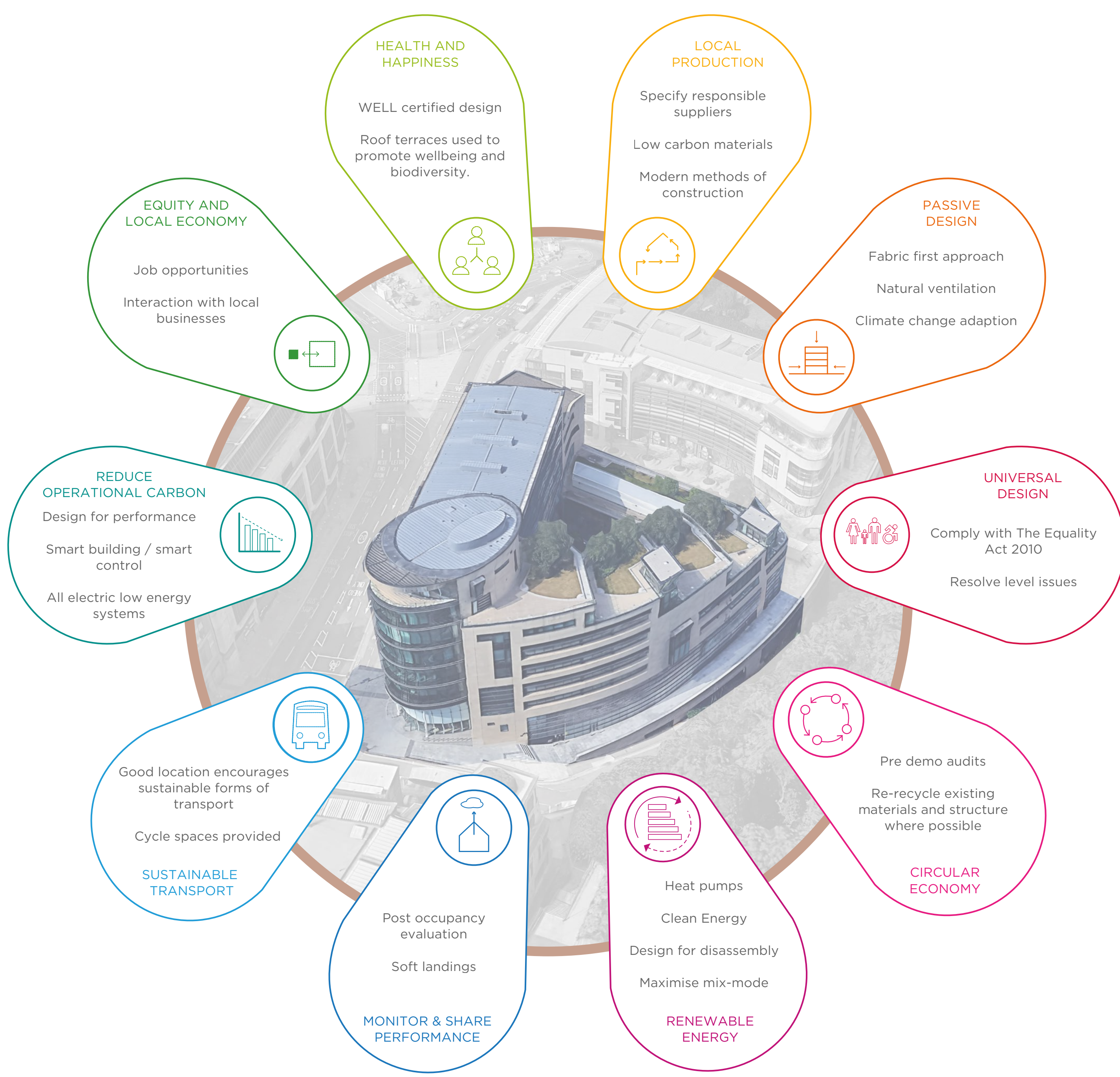


CALTON SQUARE

 **Ardstone**
Capital

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3.0 CLIENT BRIEF



SUSTAINABILITY AT CALTON SQUARE

Sustainability Brief / Mission

The current occupier is relocating elsewhere in the city centre, and the building will become vacant in 2025. Whilst the building has been well maintained it is showing signs of its age and wear and tear. It therefore needs to be upgraded to ensure it:

- Achieves prime occupier standards and requirements
- Meets current building regulations and guidelines
- Delivers a positive impact on occupier health and well-being
- Supports commitments to Net Zero Carbon.

Calton Square no longer provides the best or top-grade office space but it occupies a top-grade location. The configuration of the existing building is poor, it has a small entrance lobby and main reception area, has no active or articulated frontage to Leith Street and floor level differences means the building is not compliant with modern building standards.

There is therefore an exciting opportunity for extensive refurbishment to create a best-in-class office to meet the very highest standards, occupier requirements and

environmental performance standards. The project aim is to produce a prime asset with the highest sustainability credentials and lowest carbon footprint (comparable to the best in Europe). The development will be suitable for single or multi-let occupation and will reflect its important city context.

Sustainable performance and net zero carbon objectives are key requirements of the investor. This aligns with national and local policy planning and environmental policy objectives. As such, the proposal seeks to refurbish, extend and remodel the existing building rather than demolish it – limiting the waste generated from the project and the embodied carbon. The refurbishment will utilise the existing frame and re-use existing materials where appropriate. More stone will be required for the new fabric of the building and more roof terraces will be created. Car parking will be reduced by 75% and cycle parking and changing facilities will be significantly increased. EV charging points and an improved disabled drop off point will be provided as well as creating a more active frontage to the street as part of a high quality design response in an important part of the city centre.

Market Drivers

- Aligning with industry expectations
- Meeting competitive tenant requirements
- Setting and achieving sustainability targets
- Net Zero Carbon Building Standards
- Value and impact of retrofit vs. new build including consideration of embodied carbon, project programme, planning and rental premiums
- Planning changes and compliance with NPF4 and 2030 Climate Strategy from the City of Edinburgh Council
- Creation of hybrid, flexible and agile workplaces with focus towards collaboration hubs to support occupiers
- 90+% of employees expect flexi-hours
- Expectation of an improved working environment to drive employees to the office

Key Considerations

- Repositioning + Rebranding
- Context + Massing
- Reduced Energy Consumption
- Occupier Health and Well-being
- Whole Life Carbon
- Floor Levels and Floor Plates
- USP for Office

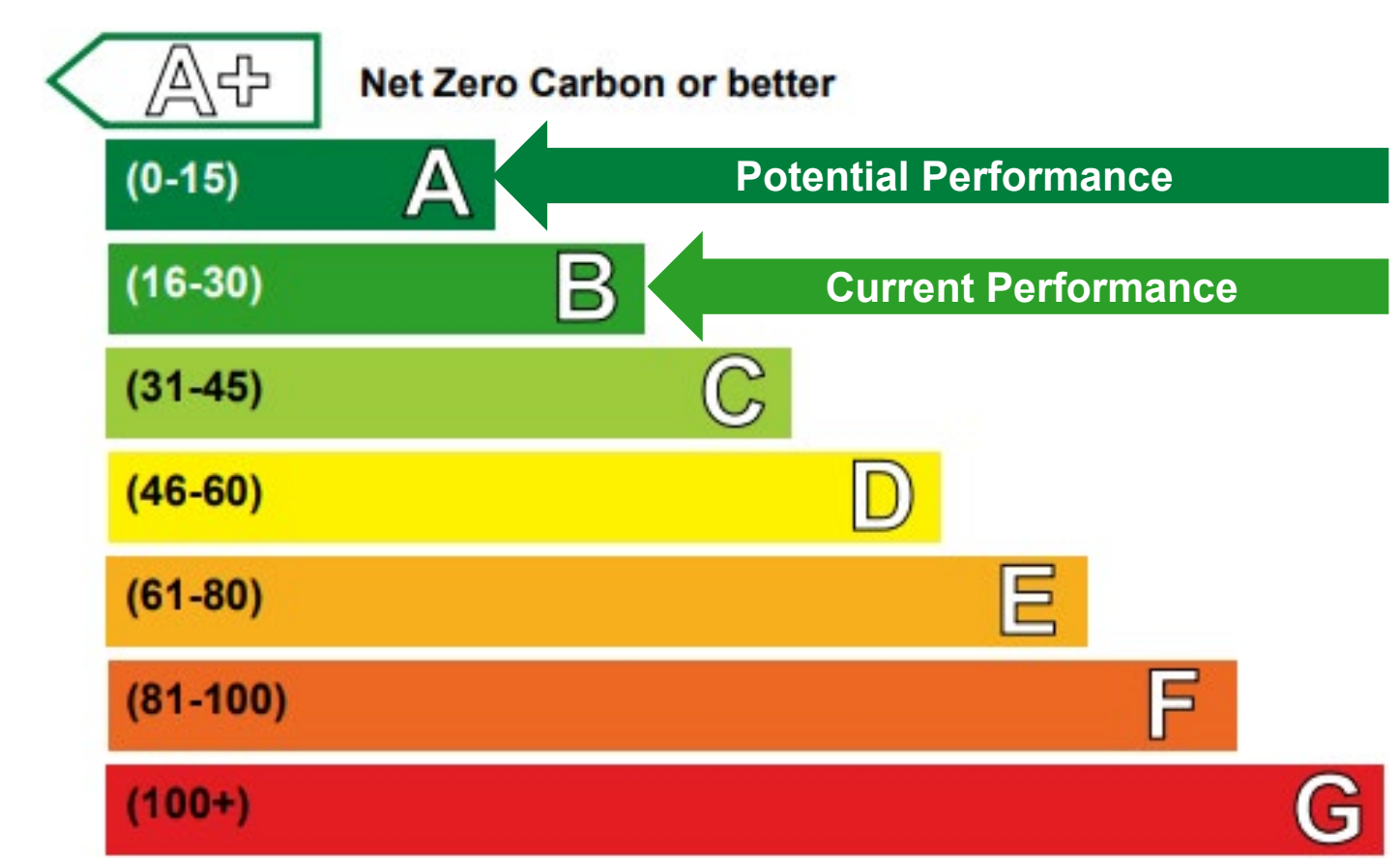
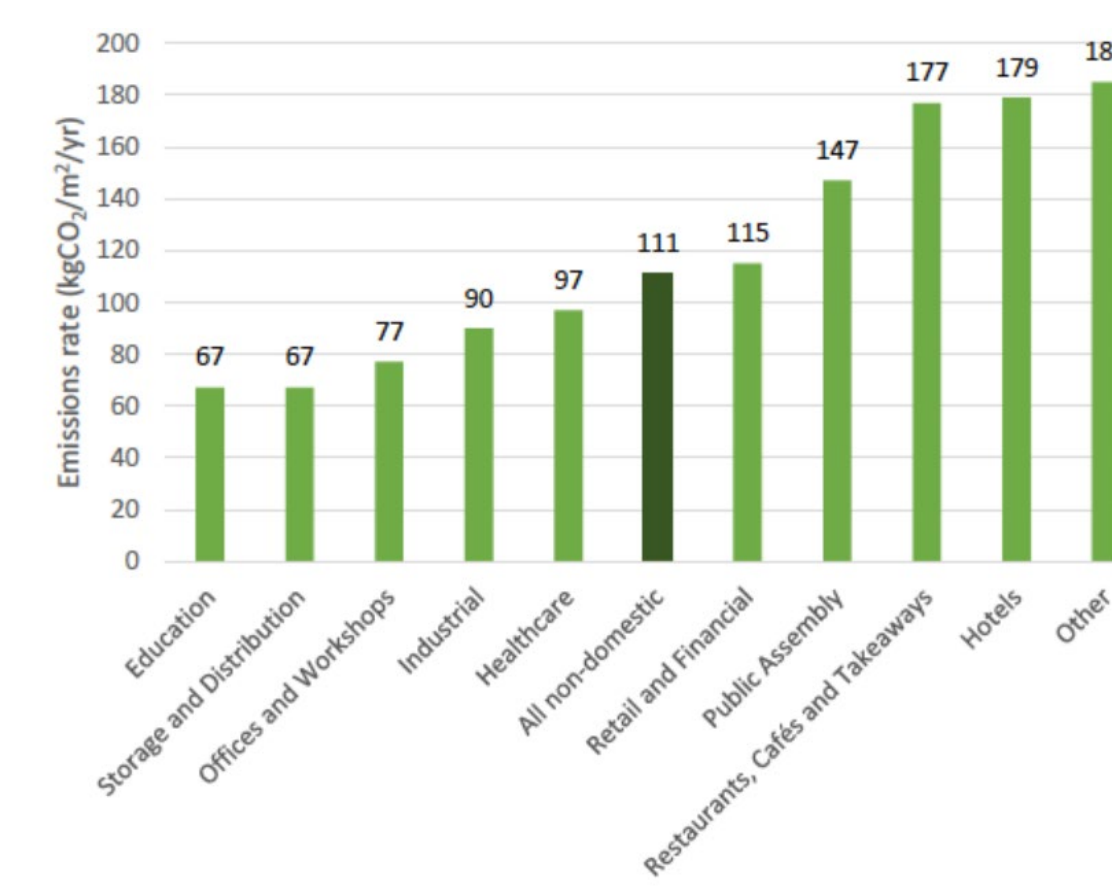
3.1 SUSTAINABILITY



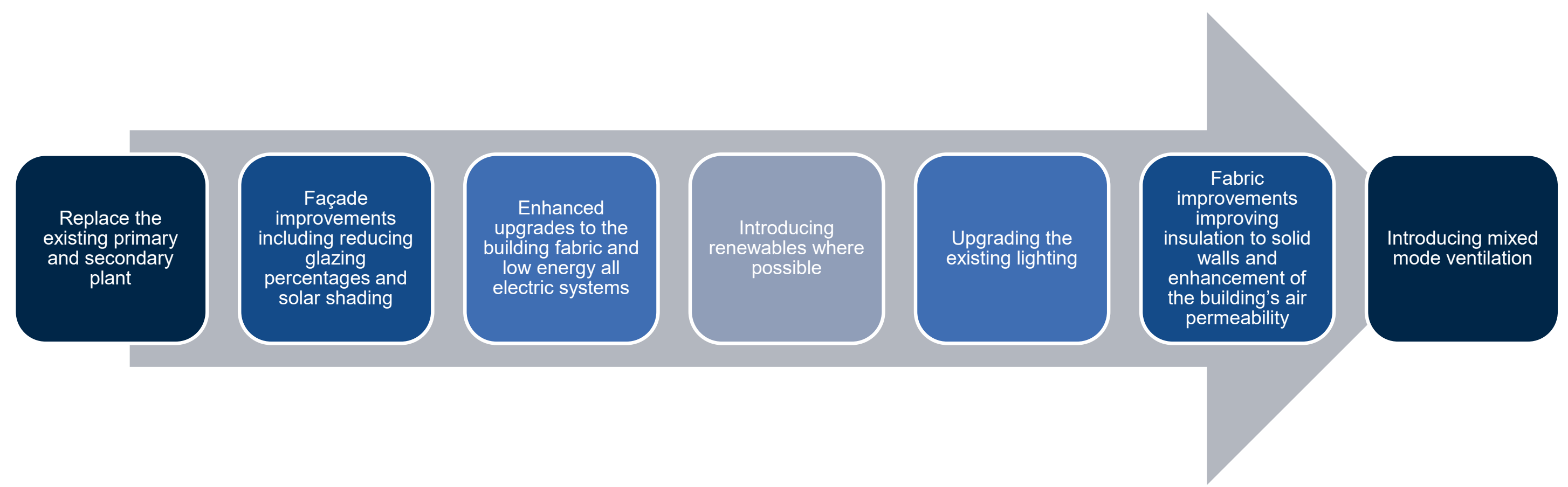
Energy performance certificate (EPC)

Theoretical energy performance at Calton Square

- In 2018, the average EPC rating for an office and workshop was 77 kgCO₂/m²/year. Calton Square currently conforms with this but is aiming to go beyond it as part of the refurbishment works.



- Improving the theoretical energy performance by taking a holistic approach to energy use, materiality and the building's overall MEP strategy.



Sustainable Building Certifications

NABERS Design for Performance (DfP)

Calton Square has committed to following the NABERS Design for Performance process and pursue a NABERS DfP target rating of 5 stars. This commitment demonstrates the intent to implement a rigorous energy strategy for the project to deliver an energy efficient, high-performance office building.



WELL Core Certification

Calton Square is enrolled to pursue WELL Core Certification with an aim to achieve WELL Certified™ Core Gold.



BREEAM Refurbishment and Fit-out

Calton Square is committed to obtain a BREEAM Refurbishment and Fit-out Certification with an aim to achieve at least BREEAM RFO Excellent. BREEAM is one of the world's leading building assessment schemes, assessing the environmental life cycle impacts of the building throughout the refurbishment process.

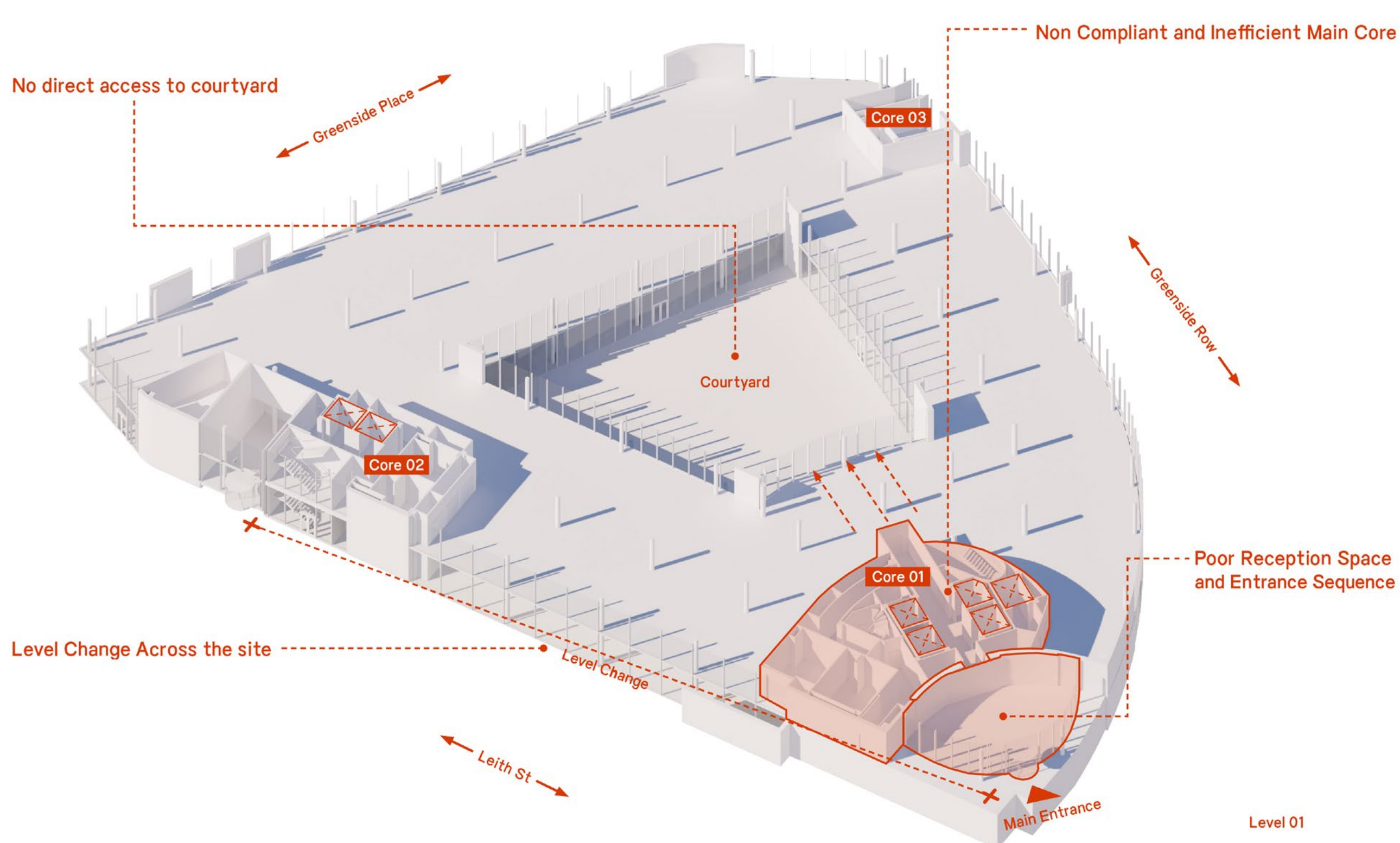


CALTON SQUARE



3.0 CLIENT BRIEF CONTINUED

3.2 BUILDING CONDITION



Understanding the current condition of the building, the refurbishment will ensure that design decisions are made to balance:

- Legislative requirements
- Embodied carbon impacts
- Net zero ambitions at a local and national level

Current condition of key building features:

- **Level Changes:**
Neither of the two entrances to the office building provide level access to the building.
- **Fire Integrity of Structure:**
Non-compliance with Current Building Regulations.
- **Non-compliance with Current Building Regulations:**
Requirement to replace all main plant and associated equipment due to condition and lifespan.
- **Plant Replacement:**
The original MEP system was designed for a single tenant and cannot be adapted for multi-tenant use.
- **All Electric:**
Requirements to be converted to 'all electric' in recognition of the 'Net Carbon Zero'.
- **Visual Appearance Generally:**
Curtain walling and glazing non-compliant with Scottish Building Standards and out-of warranty.
- **Replace Glazing:**
Design life of glazing is 25 years.
- **Stone:**
The through wall insulation requirement at present will not comply with Section 6 of the Scottish Building Standards.
- **Retention of structural elements:**
Structural elements will be retained to reduce the environmental and embodied carbon impact of the project.

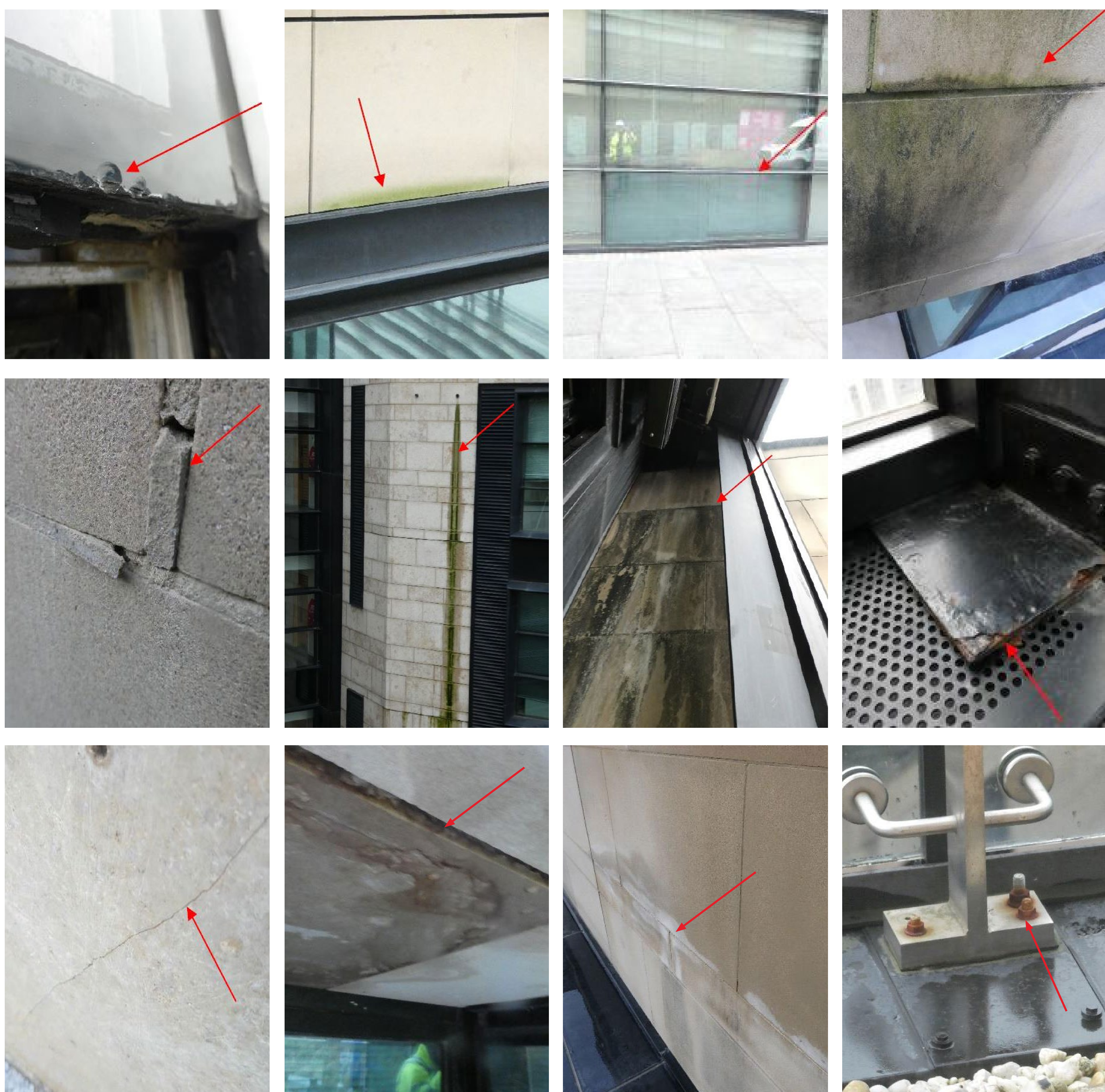
Summary Statement

Refurbishing the building will require significant remodelling and intervention including replacement or repair of many elements of the existing structure including windows, the stone façade, lifts, service cores, and entrances. The cost of such works will be significant and will need to be balanced by the potential to create additional usable space that provides a viable economic return. The design therefore includes providing additional floorspace and enclosing the courtyard to form a central atrium but retains the existing maximum height of the building.

The existing accommodation will be improved and upgraded, maintaining and expanding a green roof scape and gardens and providing better points of entry with barrier free accessibility and a more active frontage design to Leith Street.

The existing windows and stone cladding need to be removed and replaced to be certified to meet current building standards and regulations. The intent is to re-use and utilise as much of the existing material on site as possible but more stone than is currently available on the building will be required for the proposed façades.

The developer takes a holistic approach to sustainability that embeds such considerations into the design process. This will continue to ensure that stakeholder demands are met and the building's prominent city centre location is recognised.

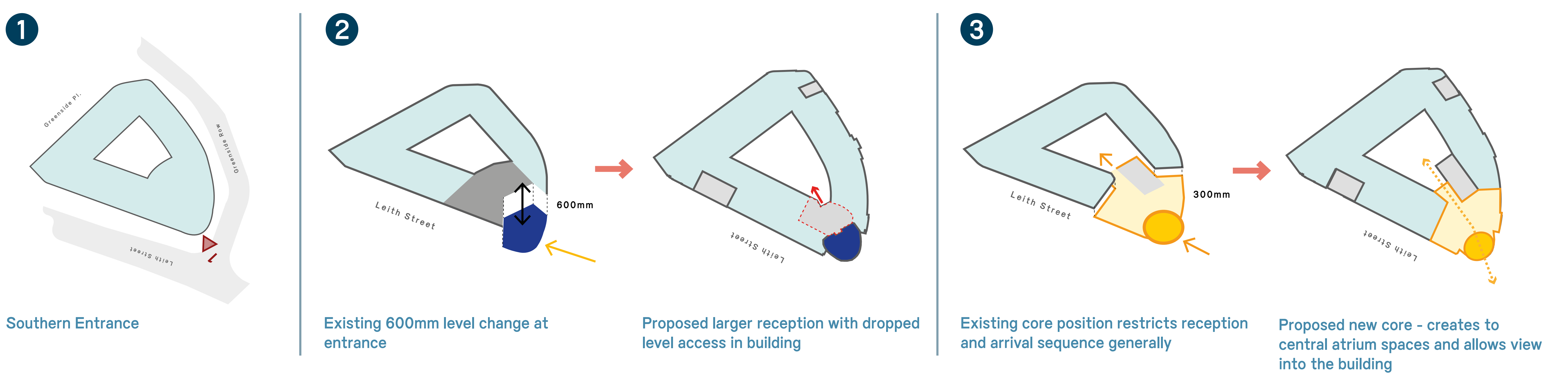
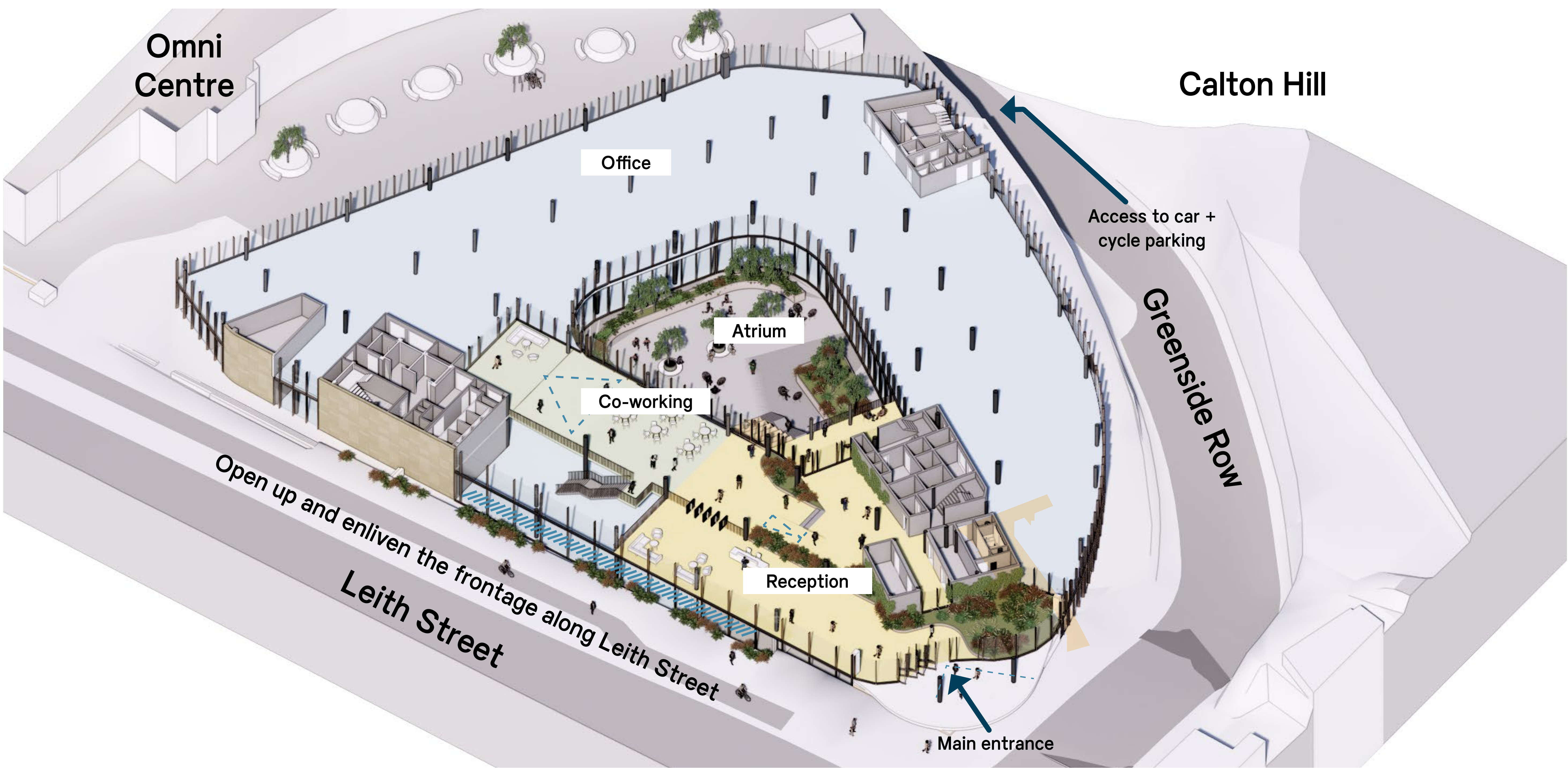


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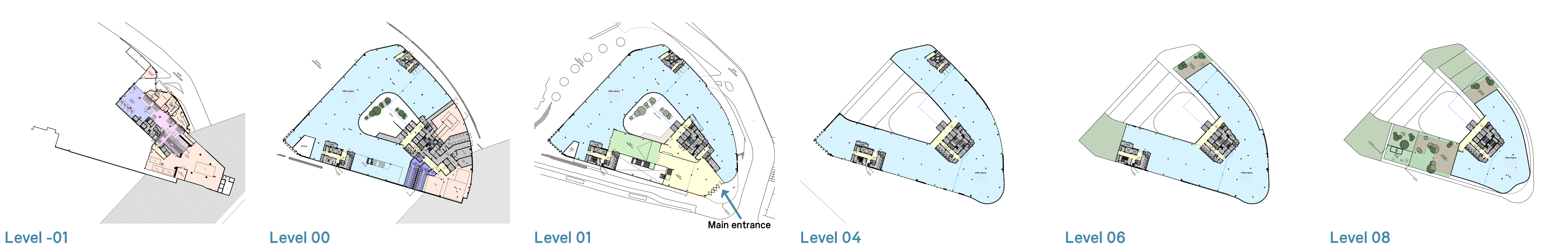
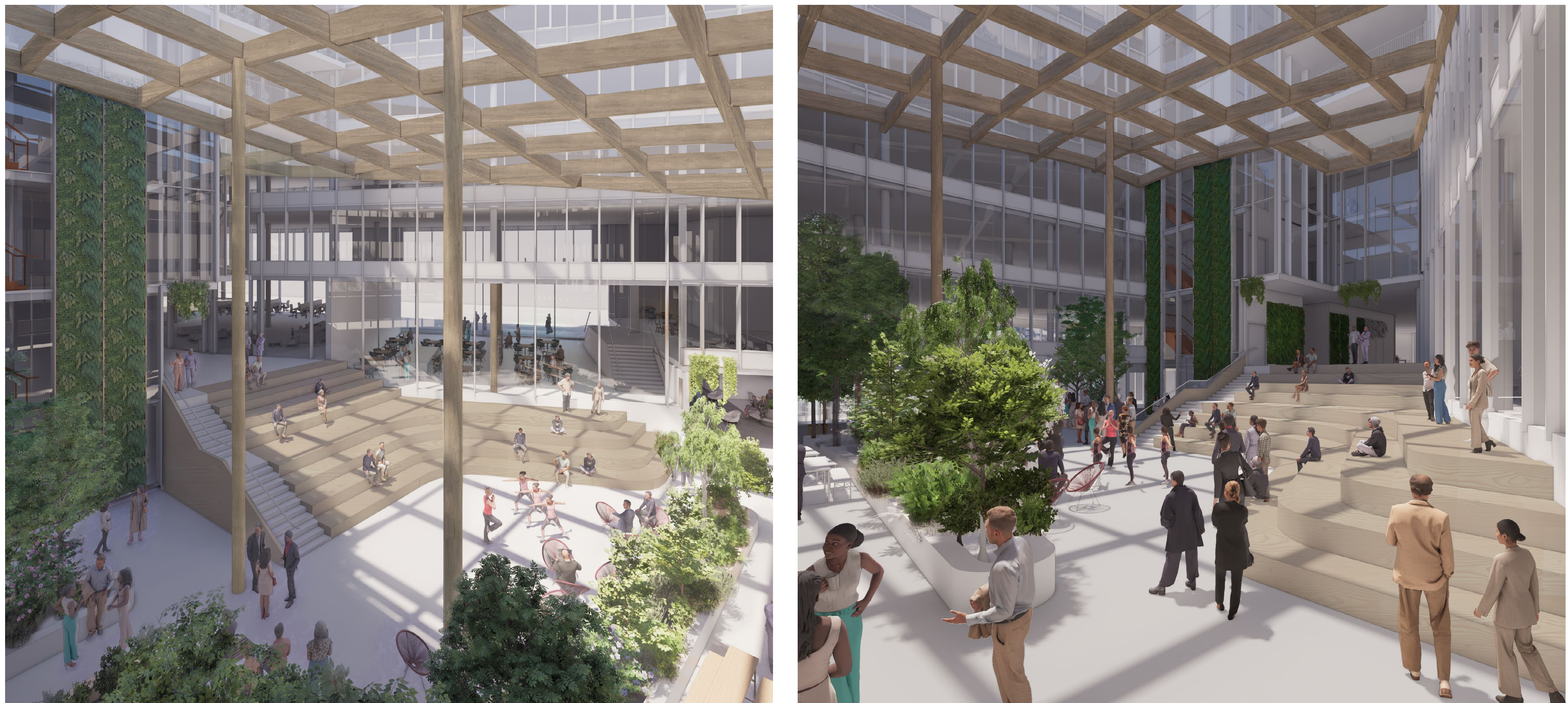
4.0 GROUND FLOOR & ENTRANCE STRATEGY

Car parking will be reduced and additional cycle storage and changing facilities will be provided.



4.1 CENTRAL ATRIUM SPACE

Proposed internal central space to the building allowing meeting and social gathering space for internal users.



CALTON SQUARE



5.0 DRAFT SCHEME PROPOSALS

5.1 LANDSCAPE

Landscape Proposals

The proposed scheme includes an increase in usable roof space, with a greater emphasis on soft landscape and enhancement of biodiversity.

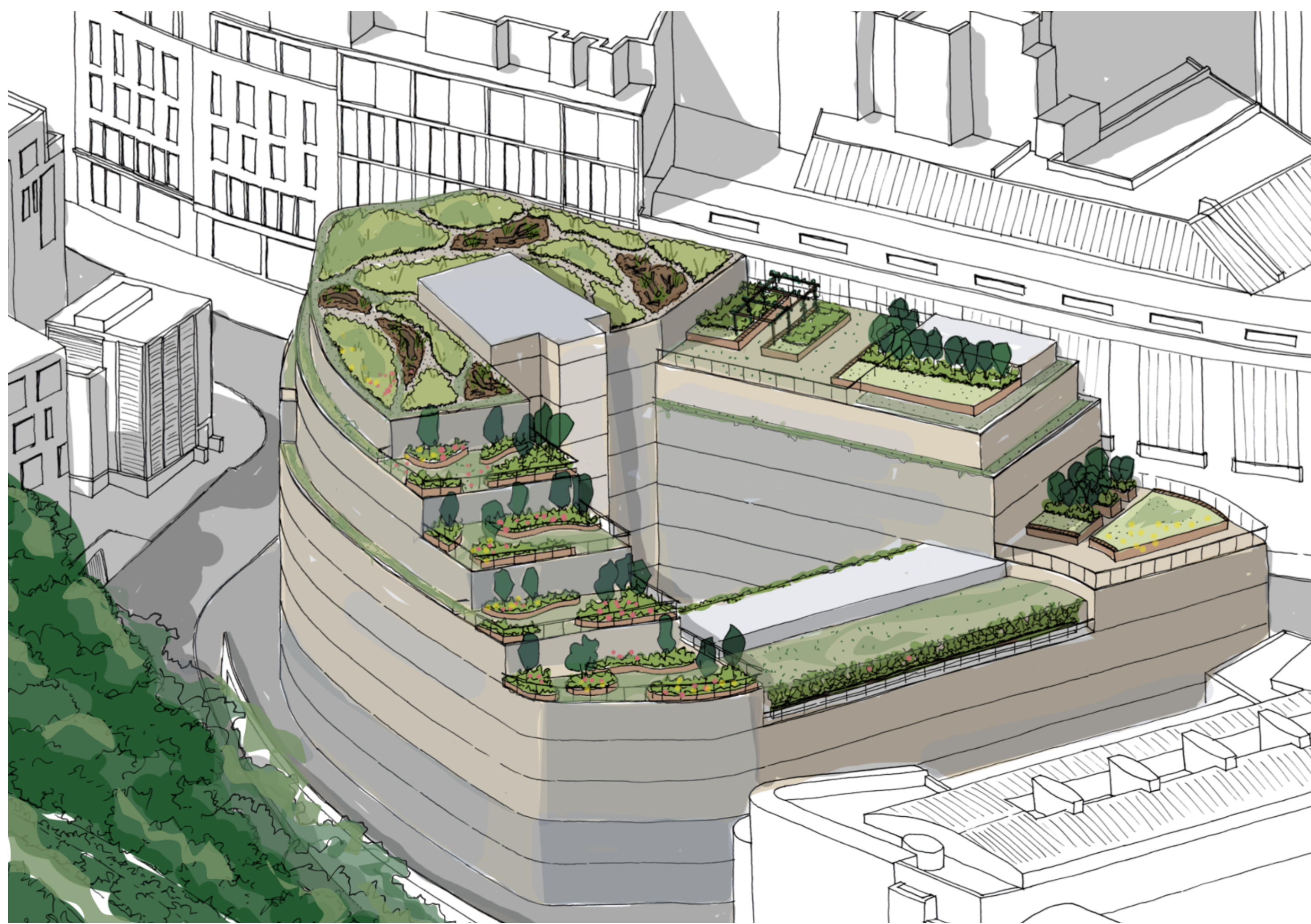
Roof terraces on each floor will include a mixture of ornamental herbaceous, bulb, and shrub planting and small trees. Linear seating will be integrated into the edge of the planters, also incorporating recessed down-lights for way-finding.

The communal roof terrace will be accessible to all tenants, and incorporate a flexible-use open space for small-scale events, with shade provided by a lightweight

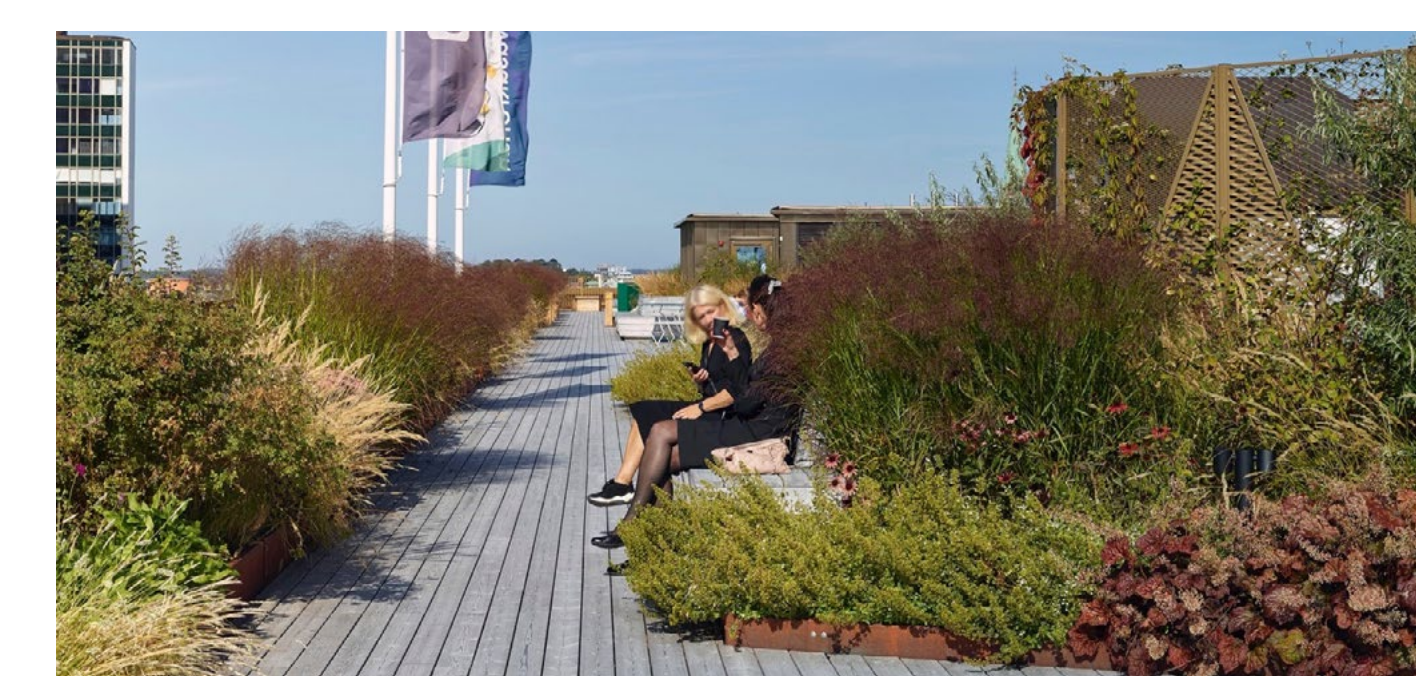
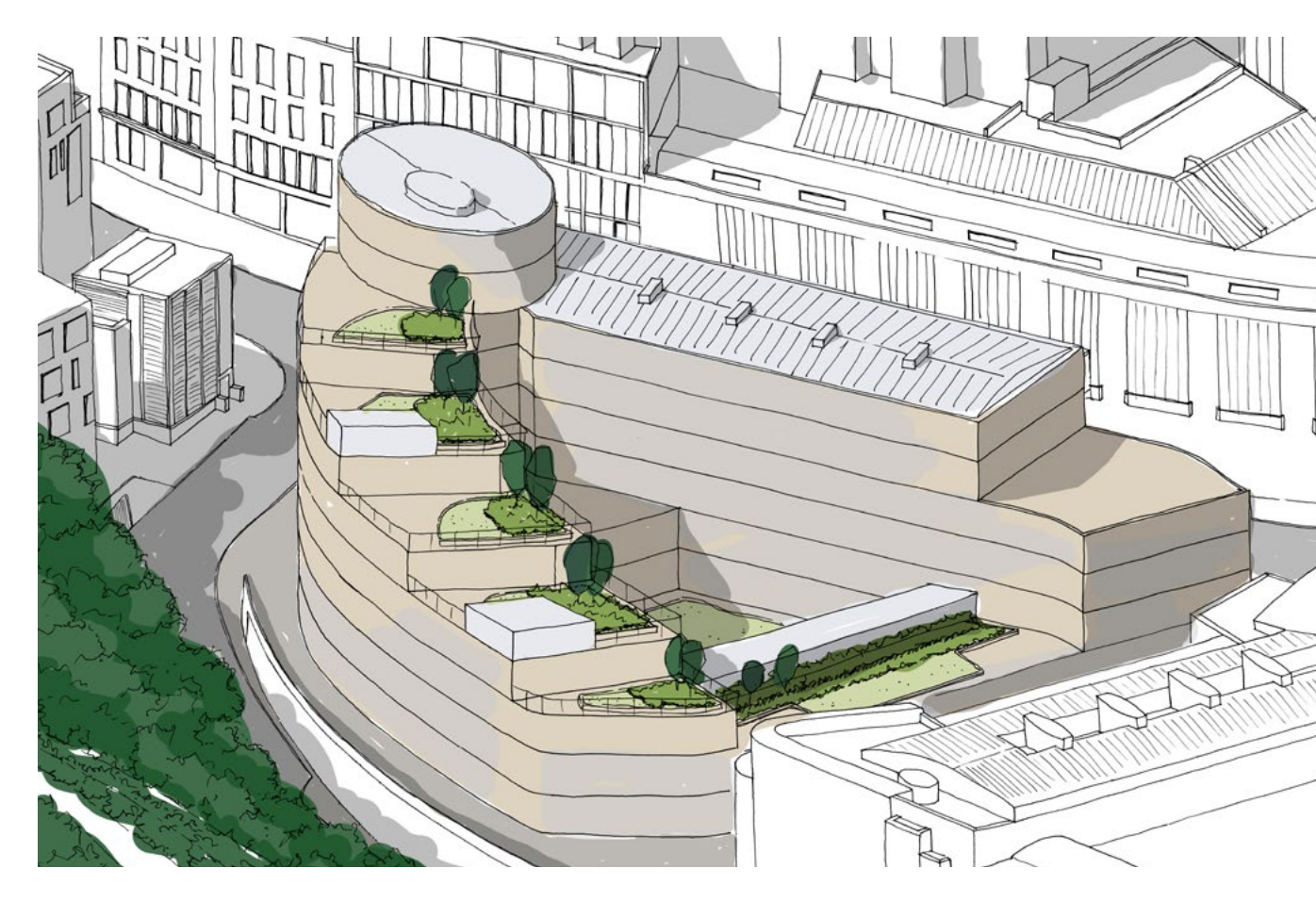
pergola and climbing plants. Wildflower meadow, planting, and a tree grove is proposed in raised planters and will screen a fenced-off service and utilities area in the northern corner.

Floor 09 would be inaccessible, except for maintenance. Ecological enhancement will include a mixture of sedum, wildflower meadow, and brown roof substrate with log piles to encourage natural colonisation. Clumps of planting and brown roof areas, in-filled with gravel, will be randomly arranged in sinuous shapes to appear as natural as possible from views from Calton Hill.

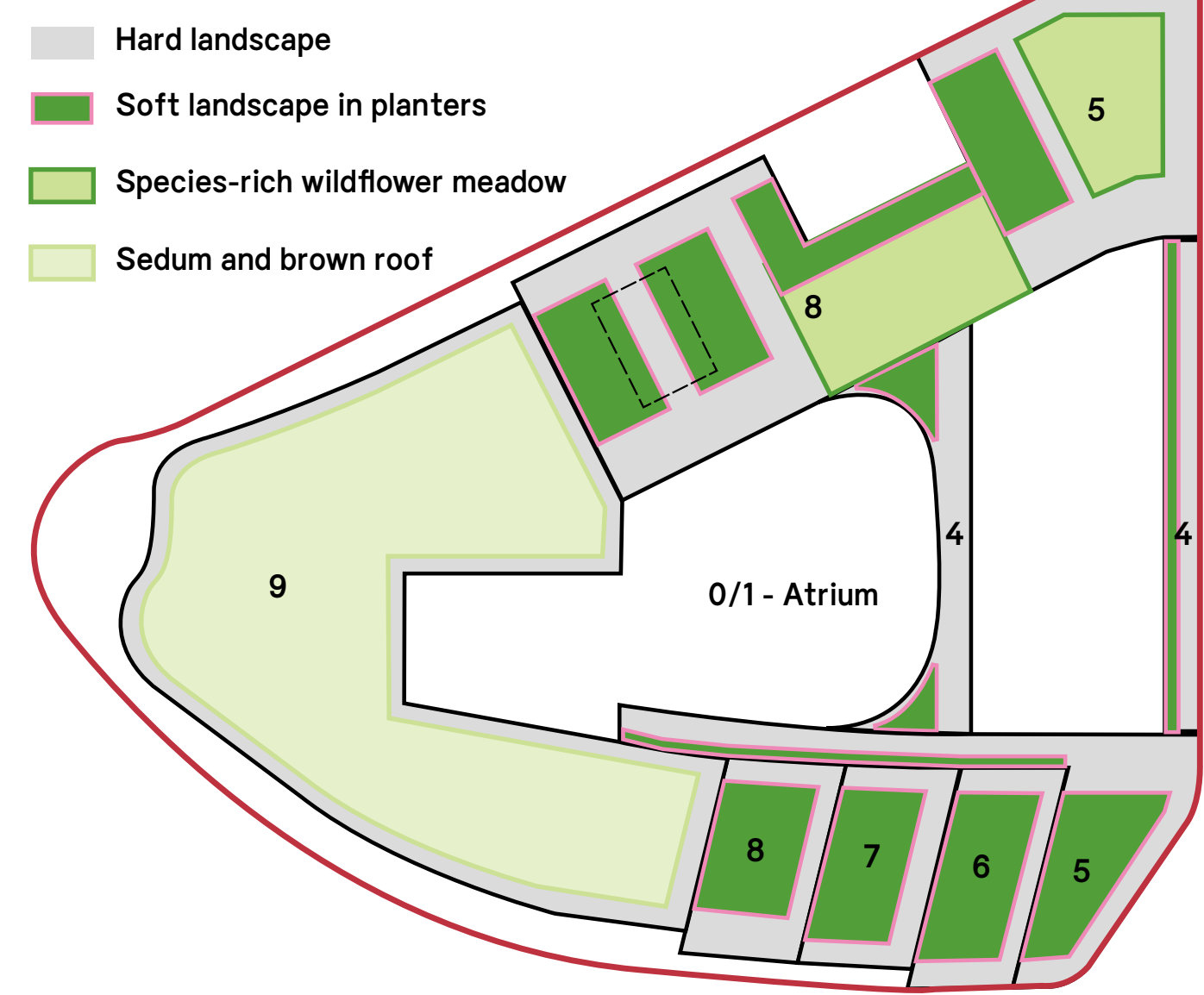
Proposed Roof Garden Sketch Visualisation



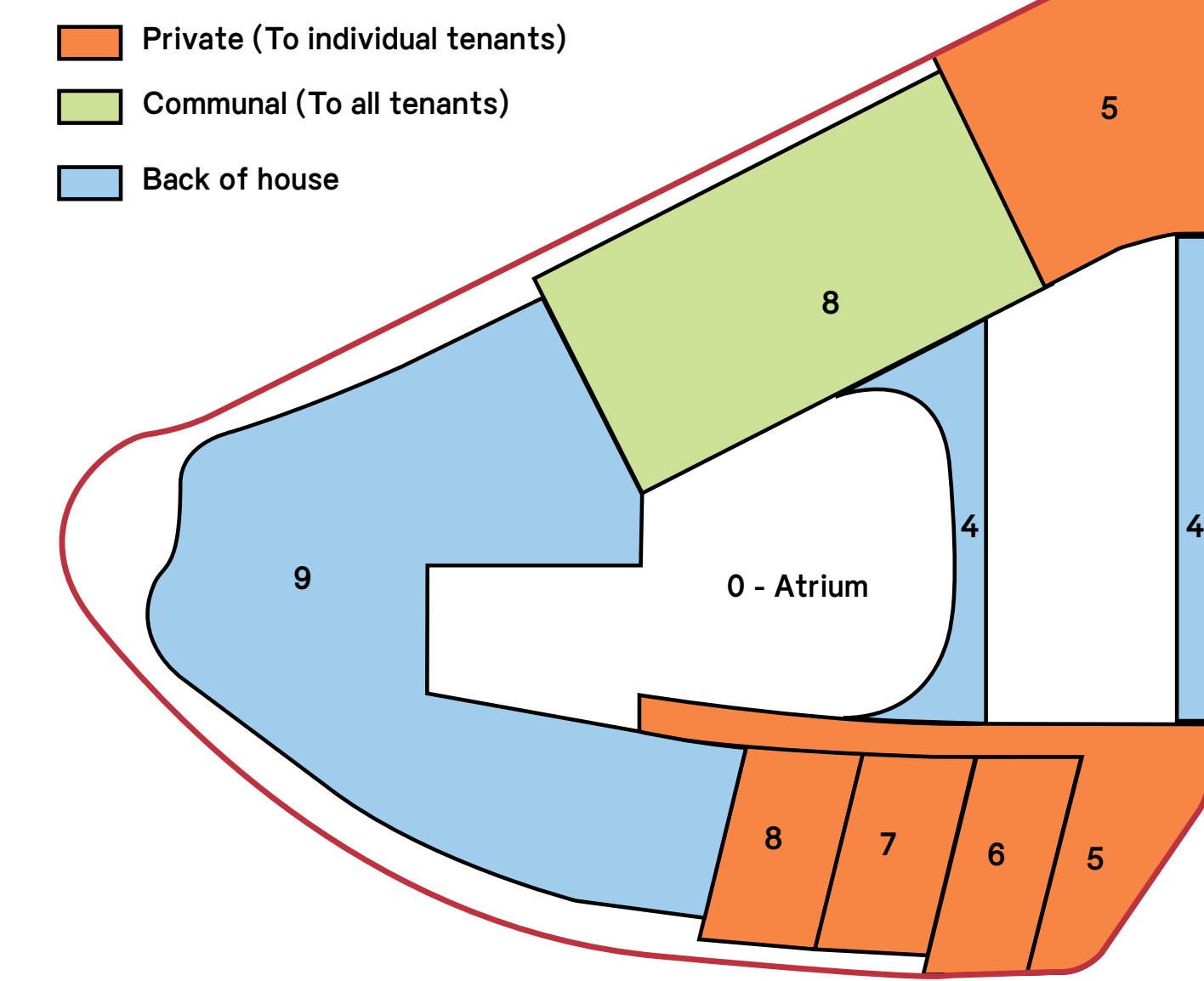
Existing Roof Garden Sketch Visualisation



Proposed Roof Garden Layout



Roof Garden Users



5.2 MASSING STRATEGY

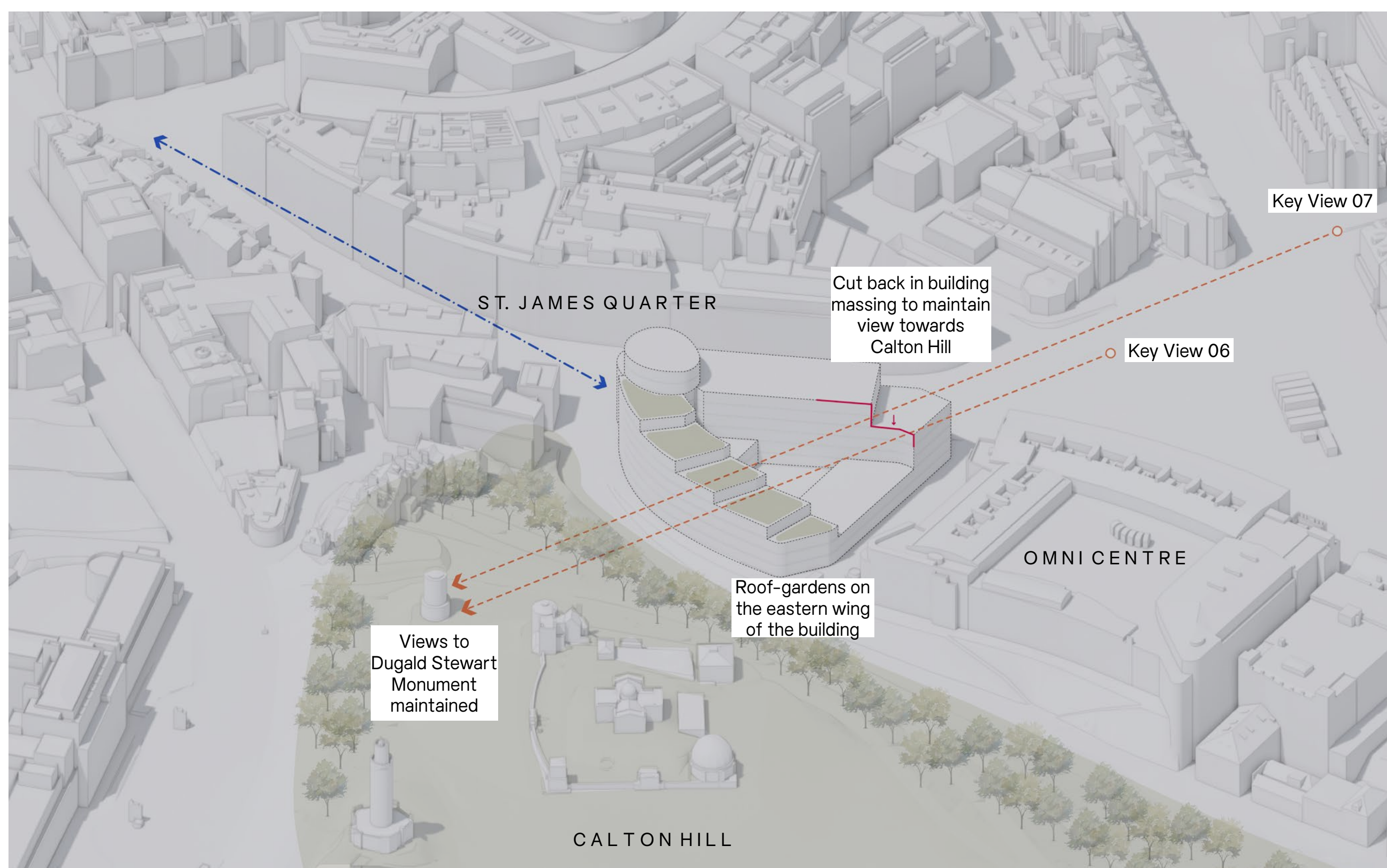
The initial design concepts have been considered in collaboration with both heritage and townscape experts to inform key aspects of the design process including the detailing of the façade, the street frontage and roof scape.

The design concept aims to:

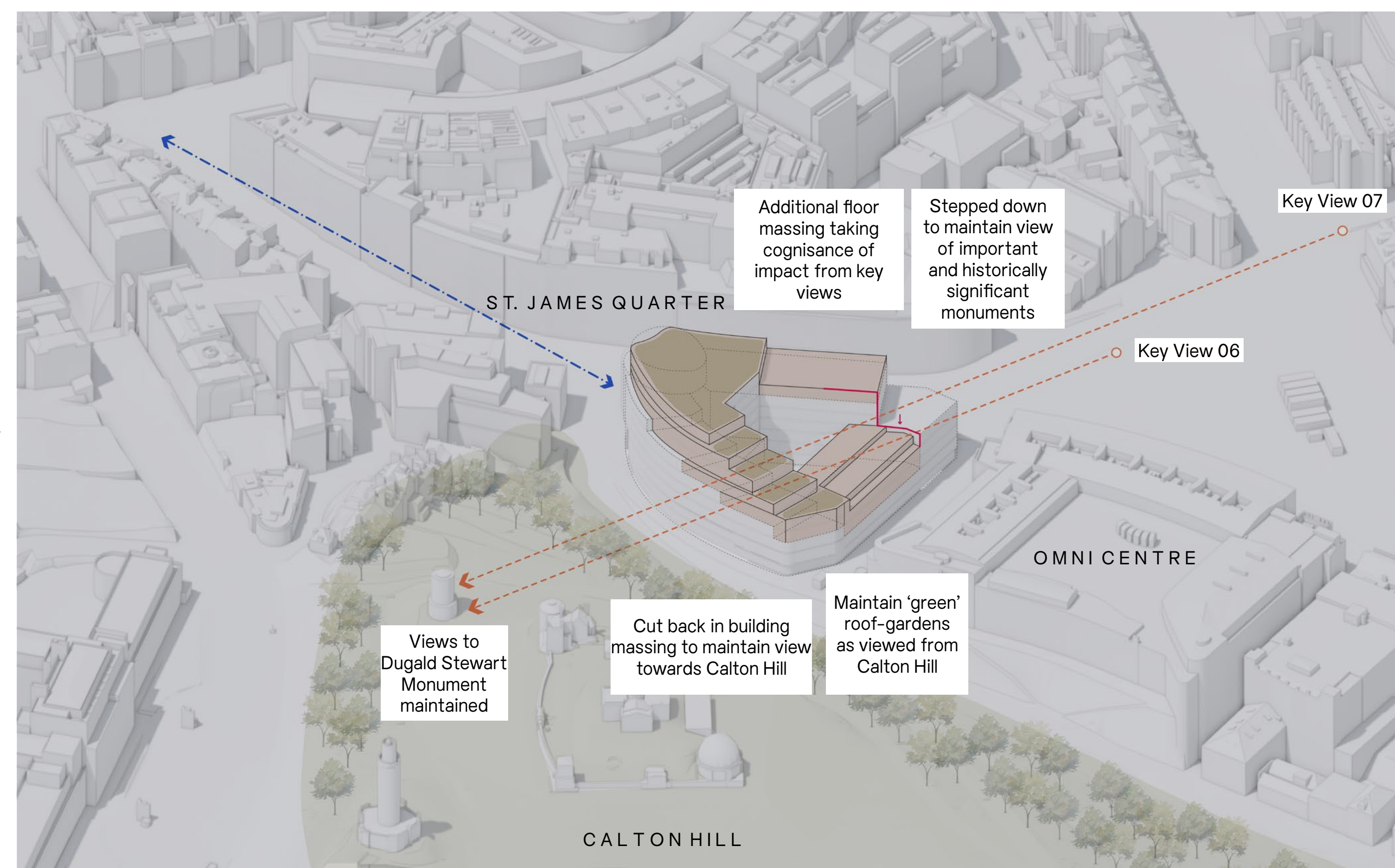
- Provide better points of entry and level (barrier free) access into the building.
- Provide a courtyard or atrium space and garden in the centre of the building.
- Provide additional usable office space of around 40,000 ft² (3,700 m²).

- Enhance and increase rooftop terraces and gardens.
- Provide better visibility, lighting and articulation to the main Leith Street frontage opposite the St James Centre.
- Provide best-in-class Environmental and Social Governance (ESG) ratings.
- Reduce car parking and increase cycle parking.
- Re-use existing materials and finishes.
- Use quality materials including natural stone.

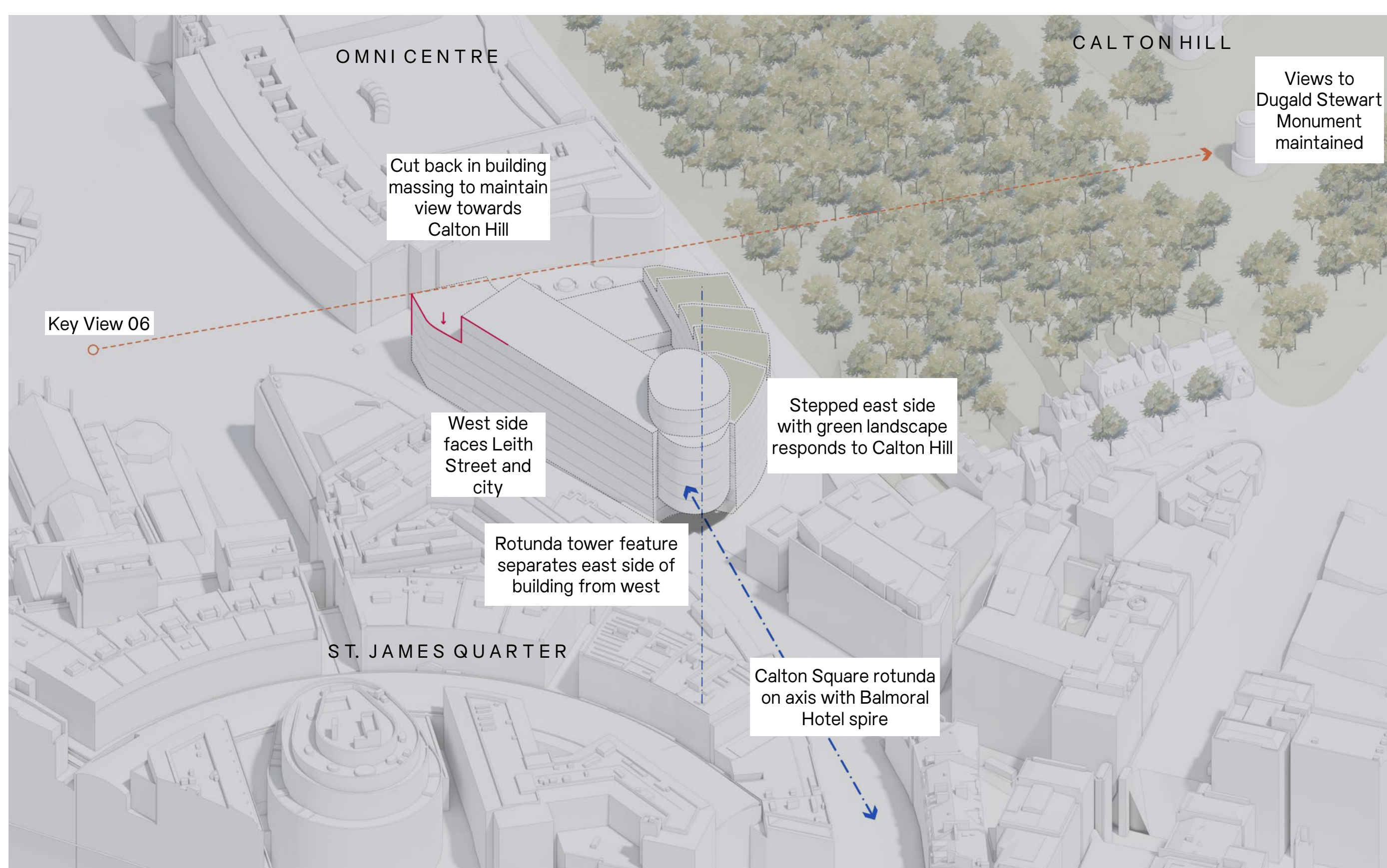
View from East - Existing Massing



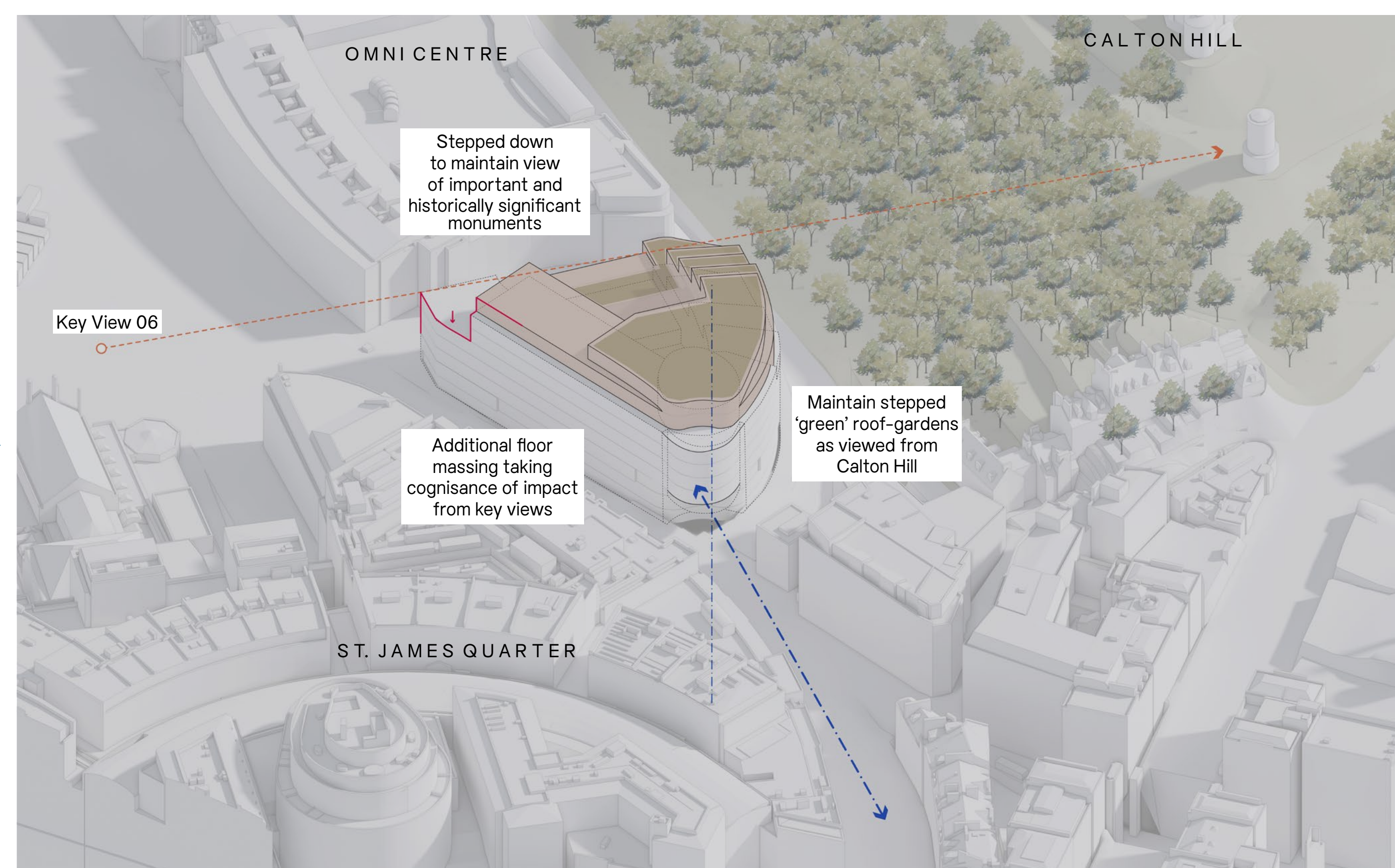
View from East - Proposed Massing



View from West - Existing Massing



View from West - Proposed Massing



CALTON SQUARE



5.0 DRAFT SCHEME PROPOSALS CONTINUED

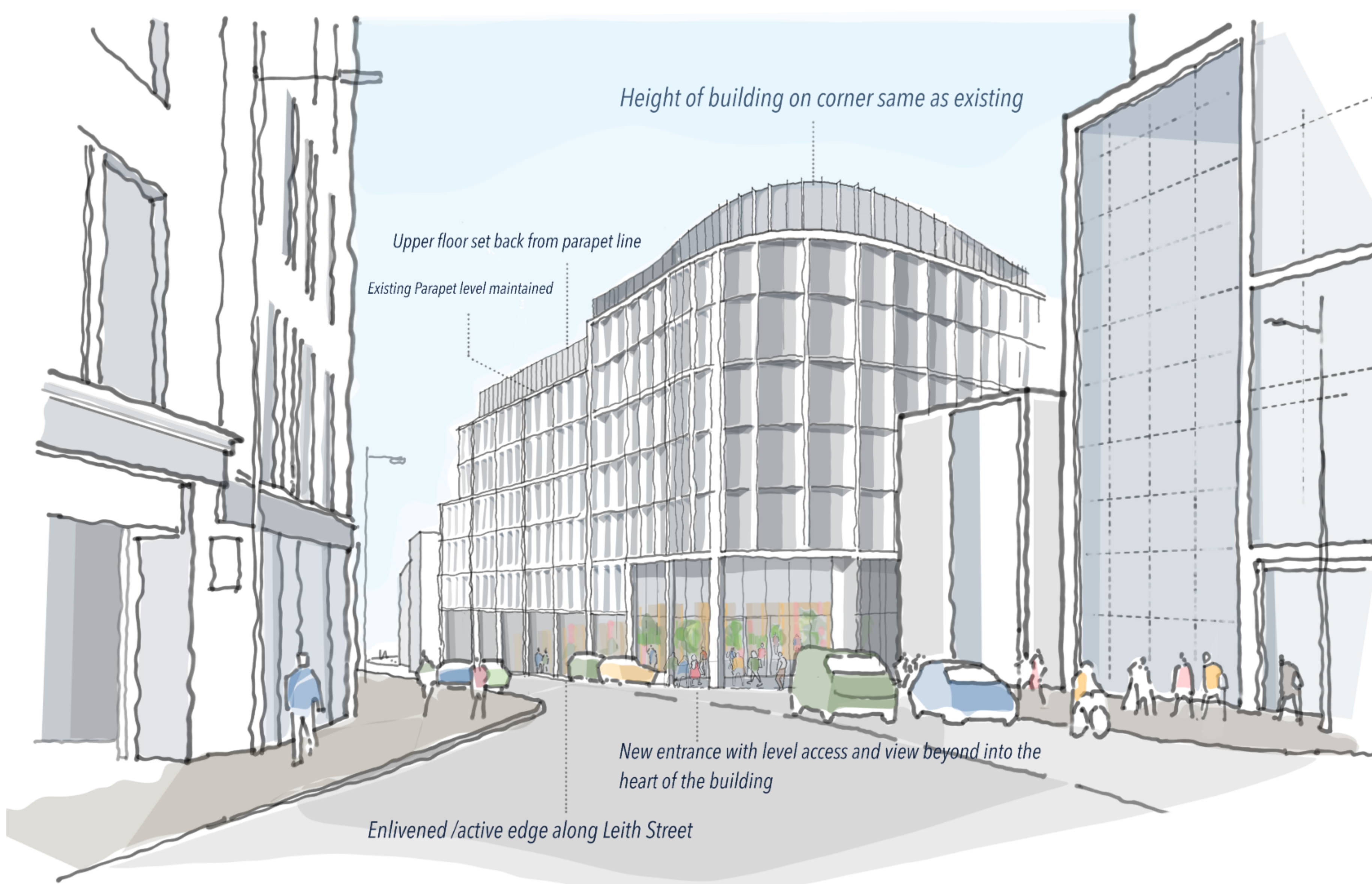
5.3 CITY STREET VIEWS

The detailed design is still in development. The sample images here show the overall massing, scale and aesthetic of the proposal and how it will fit into the surrounding street and city scape.

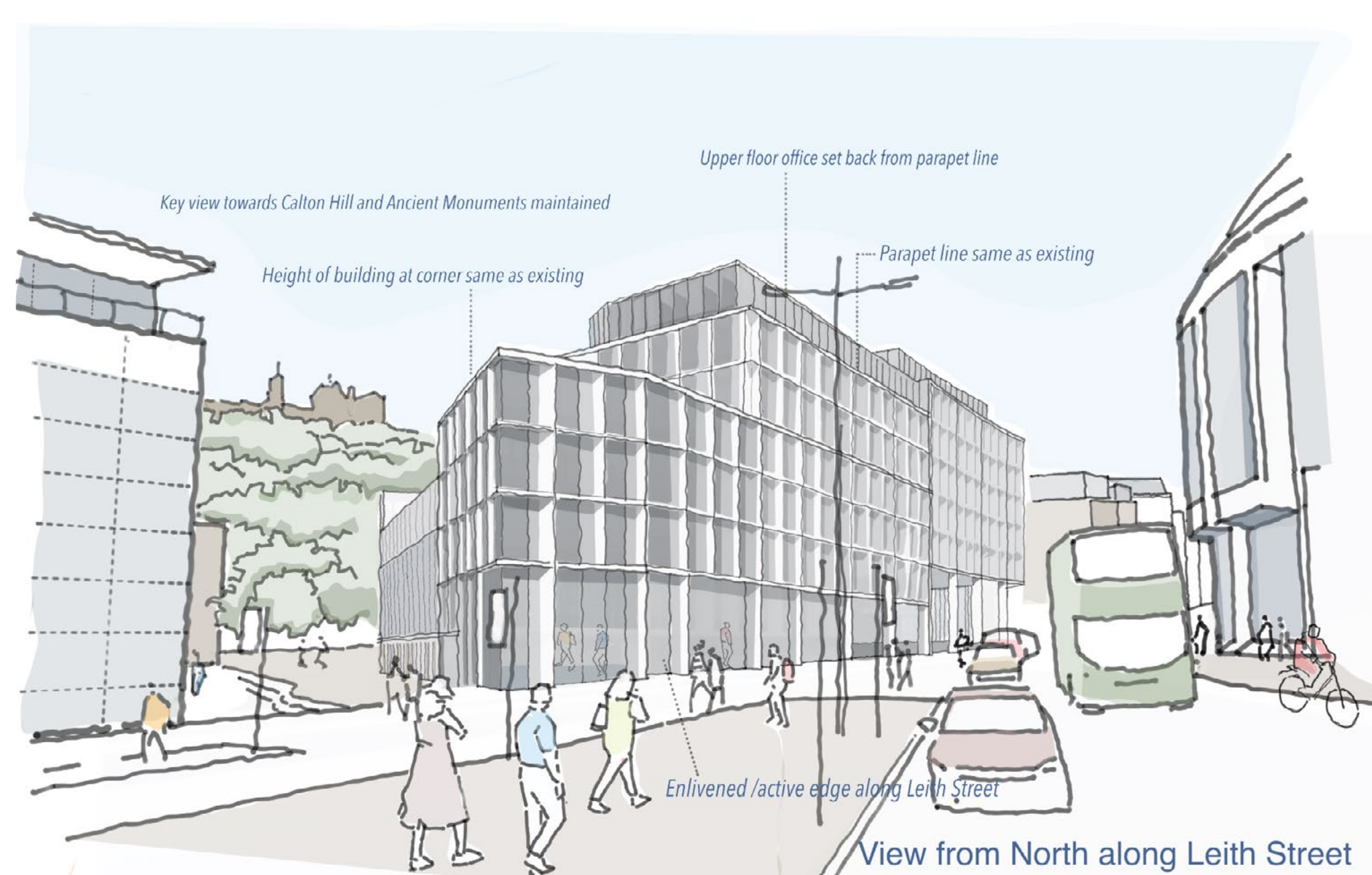
As part of this process, we will continue our dialogue with City of Edinburgh Council officers as well as consultation with key local groups and bodies before finalising the proposal and submitting a planning application.

The actual application will include a range of supporting detailed technical and environmental information including:

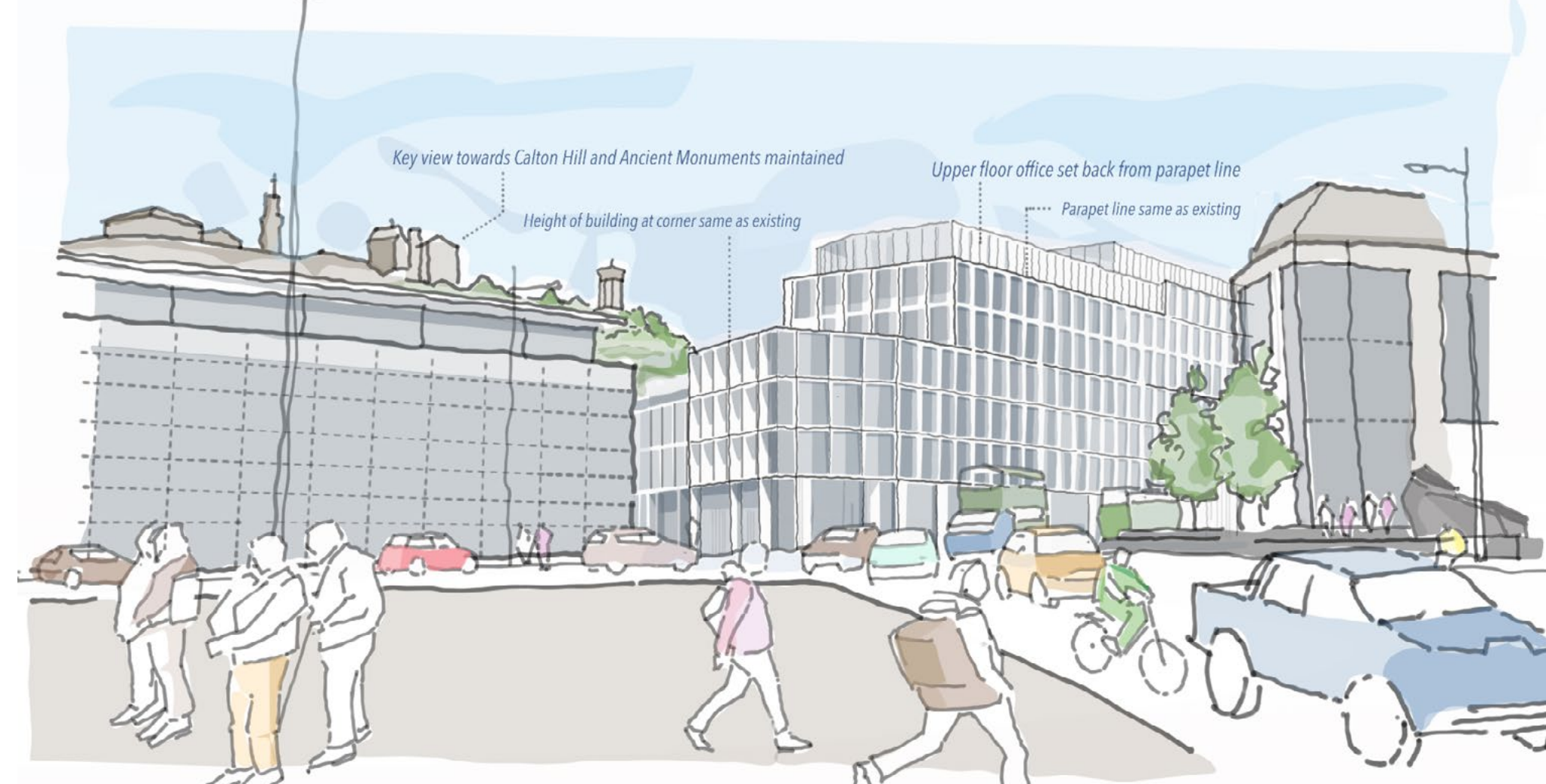
- Design & Access Statement
- Heritage Assessment
- Townscape and Visual Impact Assessment
- Planning Policy Assessment (National and Local)
- Ecology Survey
- Drainage and SUDS details
- A Sustainability and Net Zero Carbon Assessment



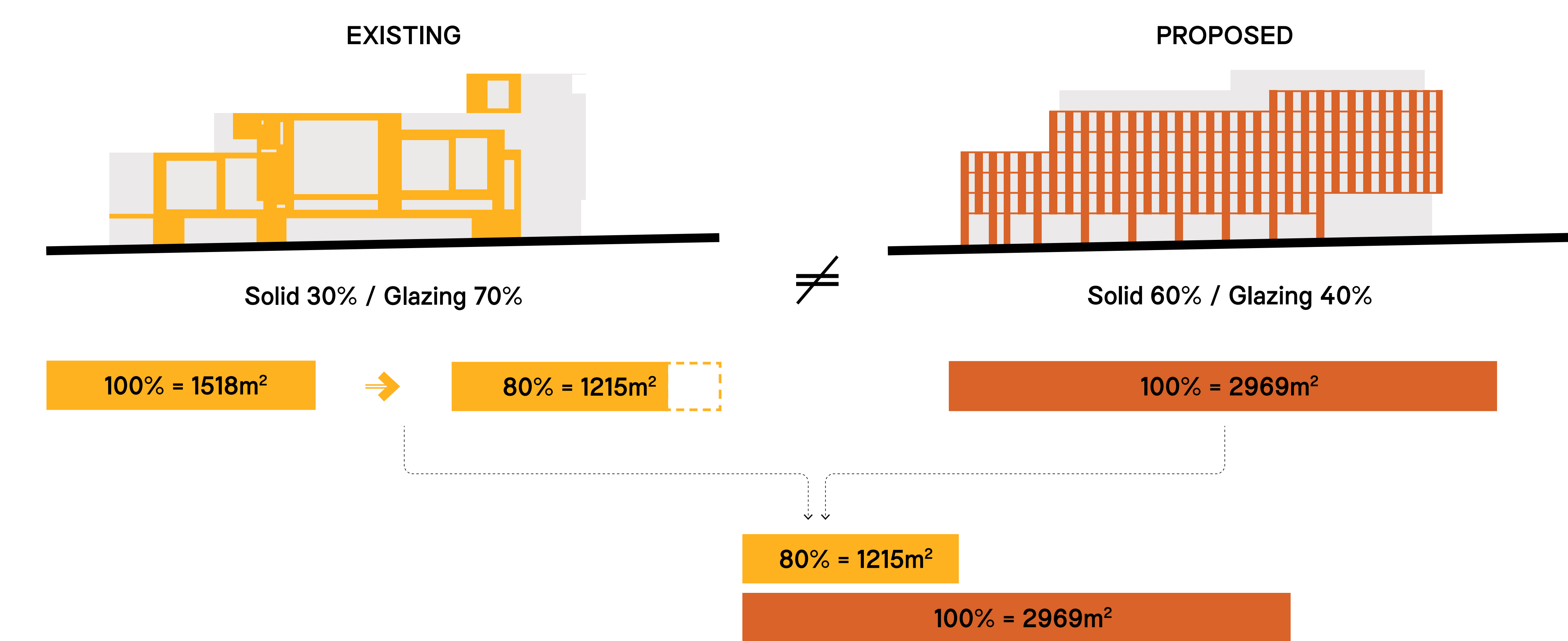
View from South along Leith Street towards entrance



View from North along Leith Street



View from North at Picardy Place Tram Stop



The existing building elevational fabric is non-compliant with Section 6 of the current Scottish Building Regulations. The new design requires to comply with current regulations particularly in relation to air-tightness and thermal performance.

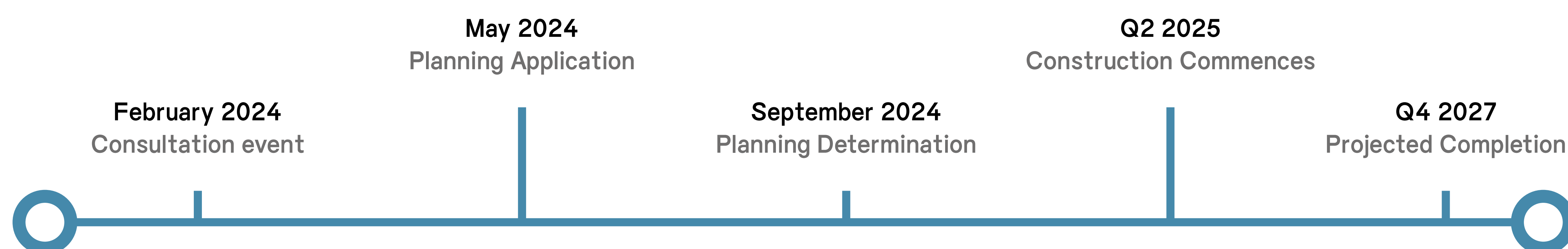
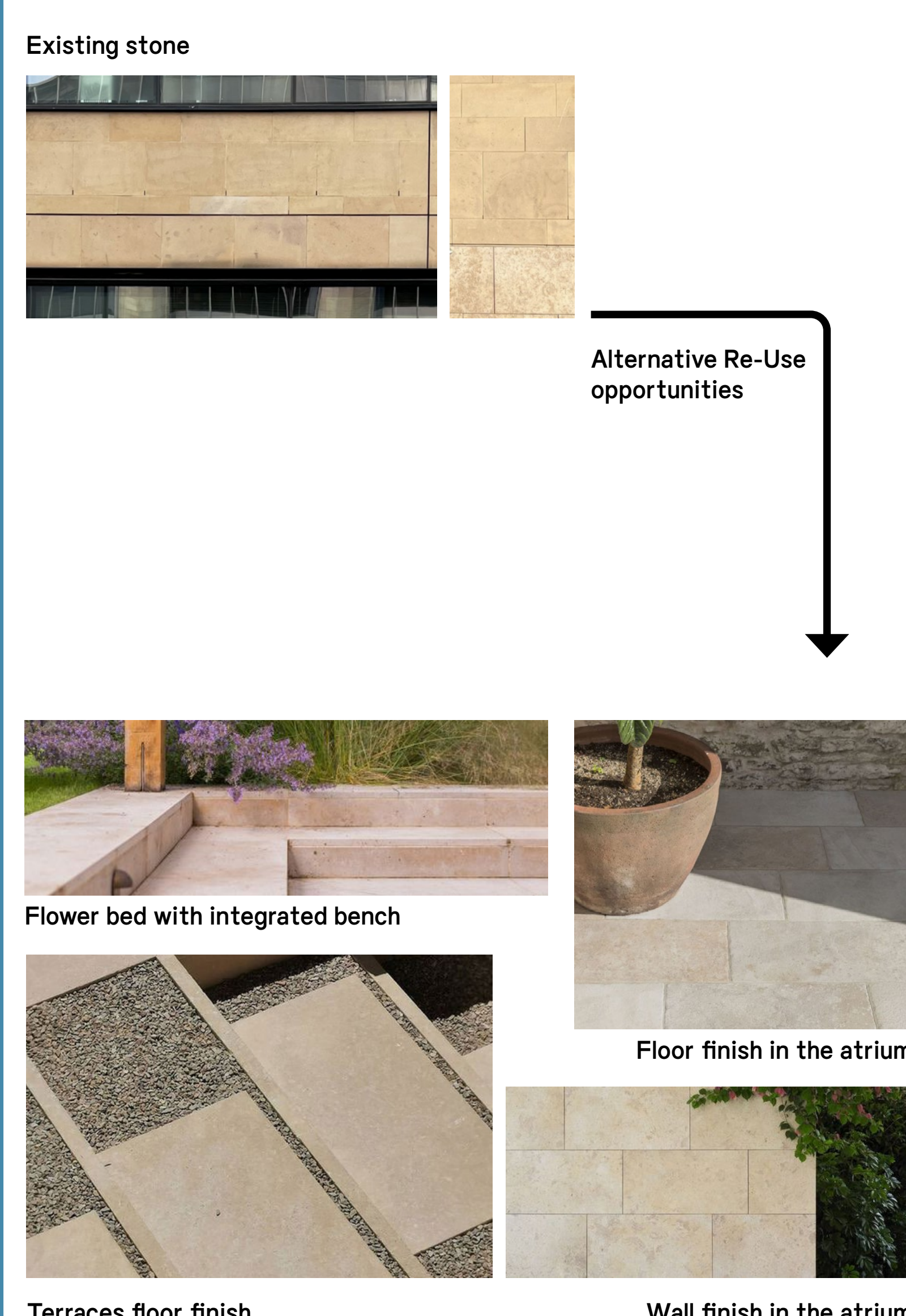
The existing glazing unit's life expectancy is between 20 and 30 years. The building is nearly 25 years old and is showing early signs of failure. The design therefore includes complete new glazing to comply with current thermal performance requirements.

Options have also been considered to improve the thermal performance of the existing stone façade.

At present the existing building is made up of around 30% solid (stone) and 70% glazing. The new design proposes the ratio of solid to glass to be inverted to around 60% solid (stone) and 40% glazing.

Options for re-using the stone from the existing façade are being considered. This might be on internal faces of the building and in landscaped areas. The quantum of new stone required for the new façades is significantly more than that which is currently in-situ.

Primary Option to Re-Use in proposed Façades



We hope to be in a position to submit a Full Planning Application in late Spring of 2024 which should be determined later this year.

Detailed design phases would then follow including working through the details of a Construction Management Plan to carefully consider how construction on site can be coordinated and managed to minimise local disruption and to confirm best practices before work actually begins on site.

The construction work is likely to take around two years to complete with a target projected completion in 2027.

ONCE A PLANNING APPLICATION IS SUBMITTED THERE WILL BE AN OPPORTUNITY TO MAKE FORMAL COMMENT ON THE PROPOSALS TO CITY OF EDINBURGH COUNCIL - BUT - IN THE MEANTIME, IF YOU WISH TO FIND OUT MORE, OR PROVIDE ANY FEEDBACK, PLEASE VISIT OUR WEBSITE OR CONTACT US DIRECT.



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