WELCOME

LIVE, WORK, **PLAY**

Thank you for visiting this exhibition. It is part of a public consultation on the future of Summerhall.

INTRODUCTION

Since 2011, Summerhall has been home to Summerhall Arts, a much-loved cultural asset for the local community and for Edinburgh.

A KEY SITE IN THE CITY

The site occupies a prominent location just south of the city centre, on the corner of the Meadows. In the 1920s, it became home to the Royal Dick (Veterinary) College. Over time, as adjacent sites became available, the original complex of buildings was expanded, eventually including the Victorian church on Hope Park Terrace. The site now lies within the South Side Conservation Area, and the buildings are B-Listed.

In the 2010s, the vet college departed, and the site was sold. It reopened as Summerhall Arts, a multi-arts and office complex. Much of the accommodation adopted the rooms as “as-found” spaces, without significant investment in their upkeep or upgrading.

WHY WE’RE HERE

Although Summerhall Arts had a successful Fringe in 2026, the challenge is to create a thriving Arts Centre all year round. However, not enough income is being generated to fund an upgrading of the Arts Centre and its spaces, or even to properly repair and maintain the buildings. Much of the space is underused, while, with certain buildings, layout and structural issues, and the steady deterioration of the fabric, prevent their viable adaption. This situation is not sustainable and puts the future of the Arts Centre at risk.

OUR VISION

Investment in the long-term future of the Arts Centre and built heritage can come from new uses introduced to the site. Our vision, inspired by Patrick Geddes’ mantra of “live, work and folk” is to create a vibrant, mixed-use Arts Quarter, an environment where people live, work, and come to enjoy art and performance. At Summerhall, such “live work and play” uses could comprise:

- A rejuvenated Arts Centre at the heart of the Arts Quarter
- A new hotel, to generate greater footfall and bring year-long activities to the site
- Commercial uses, such as office/studio/maker spaces and hospitality spaces, to enhance a lively, active environment
- An appropriate and compatible type of Living Accommodation, to bring a 24/7 presence

To do this, we need to open up what is a currently an inward-looking, institutional complex, and transform it into a new piece of city, with a new Arts-related character. New connections to the surrounding streets and throughout the site would then link to a range of outdoor spaces.

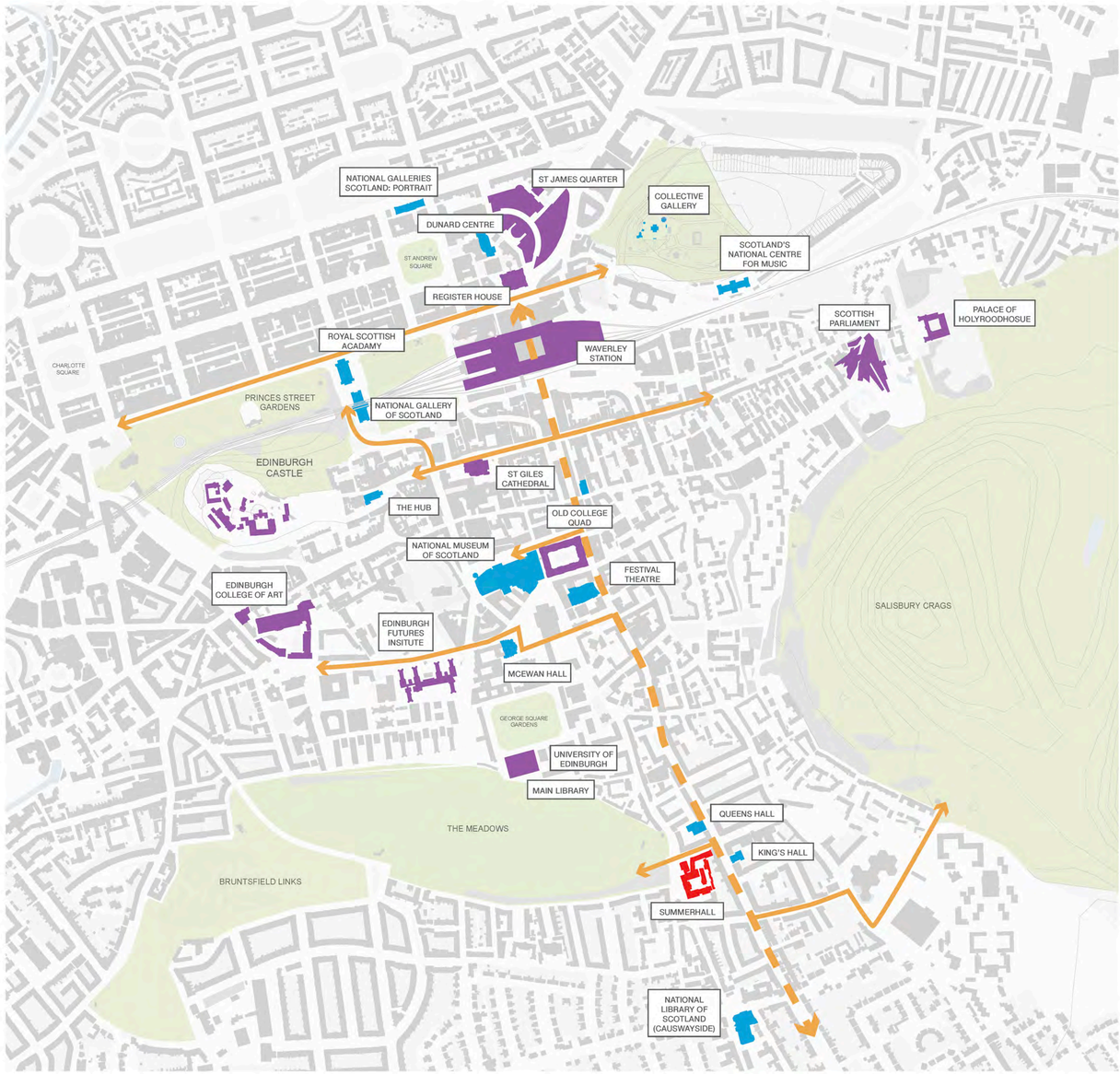
SECURING A CULTURAL ASSET FOR THE FUTURE

Such a regeneration of the site would secure a sustainable future for the Arts Centre, while transforming the existing tower on the eastern corner of the Meadows would give Summerhall Arts Quarter a prominent new identity, allowing it to take its place among Edinburgh’s cultural landmarks.

THE WAY FORWARD

At this initial stage, we have identified four options for the site’s possible redevelopment which might provide the activity and investment needed to sustain the Arts Centre. We’d like your feedback on them, or on anything else you think is relevant. Details of how to contribute are on the last board.

SUMMERHALL: A CULTURAL ASSET





Summerhall comprises a selection of varied buildings resulting from gradual development and alteration of the veterinary college over time, contrasting with the homogeneous nature of the buildings within the wider South Side Conservation Area



SUMMERHALL ARTS QUARTER

CALTON PLANNING + DEVELOPMENT · ARUP · Turley · kettle collective · AMA Homes

WHY IS CHANGE NEEDED?

SUMMERHALL HERITAGE

The origins of Summerhall's underlying funding crisis rest partly with the history of the site.

The varied assortment of buildings we see today evolved over three main phases. David McArthy designed the original red sandstone blocks facing Summerhall Place and Summerhall Square. Behind, they formed a Quadrangle, together with McArthy's two ranges of clinical buildings (now The Royal Dick pub) which in turn enclosed the Trotting Track. All these buildings need substantial upgrading, but the recent departure of the Demarco Archive and proposed relocation of light industrial uses frees up considerable amounts of space for Arts-related use. This could provide the opportunity for the Main Building to accommodate a consolidated Arts Centre, and for the church and rear buildings to house compatible and complementary uses such as spaces for office/studio/maker spaces, and hospitality/food + beverage offers.

The alterations and extensions carried out in the 1930s-40s, and subsequent blocks built in the 1960s-70s faced in precast concrete aggregate panels, however, pose significant structural and fabric challenges. These works detrimentally affected several of McArthy's key spaces and blocks, while their current condition is now a cause for concern.

SUMMERHALL TODAY

Today, the buildings remain in various states of disrepair, while receiving limited ongoing maintence. They continue to deteriorate and contain considerable areas of asbestos cladding. Our structural engineers have also highlighted significant structural and fabric issues with them. These and other factors are in described on the boards that follow.

THE FUTURE

Clearly, leaving the site as it is is not a sustainable option. There is not enough income being generated to secure their ongoing maintenance or provide against future deterioration, let alone fund upgrading or repurposing. Change is therefore needed through the introduction of new uses.

However, the way some of the later blocks are planned and way they were constructed means they can't be upgraded to suit new uses, while others cannot be altered without incurring prohibitive costs, and would not be able to generate enough income to fund the renewal of the Arts Centre.

USED FOR VETERINARY STUDIES

PRE-1913

Brewing (from Robert McClellan onwards)





PRE-1913

Hope Park & Buccleuch Congregational Church, 1876 (Block E). Interior destroyed in 1980s





FROM 1913

McArthy designs The Royal (Dick) School of Veterinary Studies (The Dick Vet). Front and back buildings (Blocks A, F1, F2) – completed c.1925









FROM 1937

Various extensions and heavy alterations are made to the original McArthy architecture Block C, F1, F2 – completed c.1940









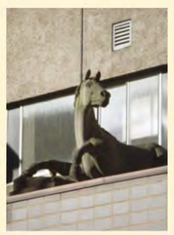


FROM 1969

Further demolitions of and alterations to McArthy's buildings culminate in a lab tower (Block D, c.1971), and a 4-storey lab/research building (Block B, c.1973)









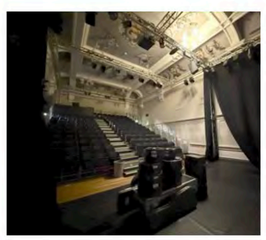


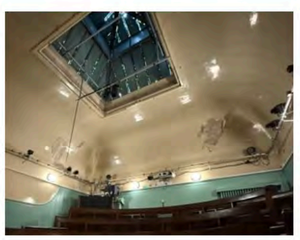


FROM 2011

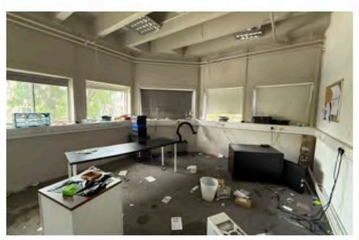
Veterinary education ceases on the site. Becomes a multifunction arts, office, entertainment and business hub, opening in 2013











BUILDING CONDITION ASSESSMENT

LIVE, WORK, **PLAY**

BLOCK A: THE MAIN BUILDING



CHARACTER & HERITAGE

- Edwardian Baroque-style Main Building (1910s-20s) by David McArthy, forming a distinctive frontage to Summerhall Place and Summerhall Square.
- Pink Hailes sandstone elevations with Ionic columns and pedimented pavilion bays.
- North and south wings define the Quadrangle in a simpler rendered finish.
- Significant original character remains, including the Entrance Hall, grand stair, Assembly Hall and Anatomy Theatre.

CONDITION & PERFORMANCE

- Water ingress with signs of wet and dry rot.
- Requires upgrading to structure, fire safety, accessibility, thermal performance and acoustics.
- Most original windows were replaced in the 2000s with white plastic-coated casements, compromising the building's historic appearance.
- Roof trusses show signs of stress; the Dissection Room balcony unsafe for public use.

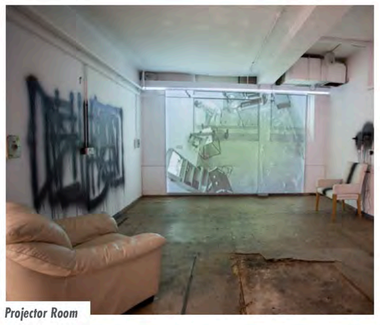
INTERNAL ADAPTATION

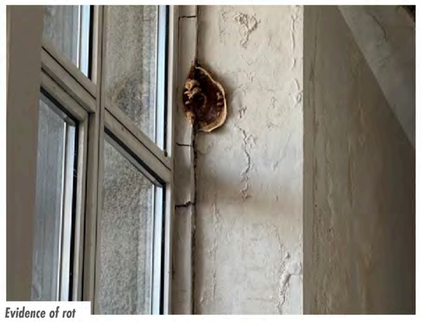
- Several spaces have undergone unsympathetic alterations over successive decades.
- The former General Museum, Biology Museum and south wing have been significantly altered or adapted for other uses.
- The Dissection Room was substantially expanded in the 1930s–40s, removing original walls, windows and roof lights and creating an awkward, difficult-to-use space.

ACCESSIBILITY & USE

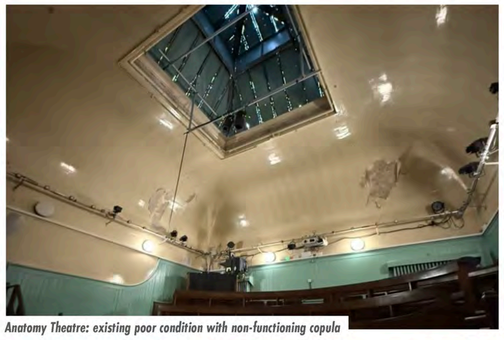
- The grand Entrance Hall is accessed by steps, with no pleasant, accessible alternative entrance.
- Basement rooms beneath are underused and poorly integrated.
- While the Assembly Hall is successfully used for events, other spaces are constrained by condition, alterations and accessibility issues.


Evidence of rot


Projector Room


Evidence of rot


'As-found' exhibition space

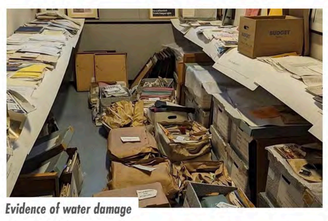

Anatomy Theatre: existing poor condition with non-functioning copula


Dissection Room – windows blacked out


Summerhall Place elevation


Current Courtyard


Anatomy Theatre


Evidence of water damage

BLOCK B: CLINIC AND RESEARCH LAB



CHARACTER & HERITAGE

- 1960s–70s Brutalist building replaced McArthy's Professors' Houses and resulted in the loss of his triumphal arch to the Trotting Track.
- Unsympathetic architectural character, with a large external staircase, forbidding pend and limited street-level engagement.
- Unfinished treatment of the adjacent tenement gable further weakens the setting.

CONDITION & PERFORMANCE

- Large precast concrete panels show signs of fabric degradation.
- Asbestos is present within the cladding.
- Structural and construction systems raise concerns over long-term integrity, particularly if altered.
- Cladding is integral to the structural system, making replacement complex and potentially uneconomic.

INTERNAL ADAPTATION

- Deep, windowless lower floors and narrow upper-floor plans limit flexibility.
- Fixed internal spine wall restricts reconfiguration.
- Large service voids reflect outdated servicing requirements and constrain efficient adaptation.

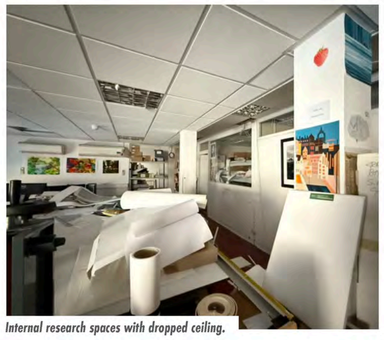
ACCESSIBILITY & USE

- Existing escape and fire-fighting provisions are inadequate for alternative uses.
- Lack of a through-route to the rear limits connectivity across the site.
- Windowless lower levels and limited natural light reduce the suitability of spaces for contemporary uses.


Summerhall Square elevation

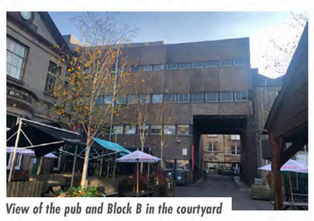

Damage to precast panels


View of Clinic building from the courtyard


Internal research spaces with dropped ceiling.


Bridging walkway

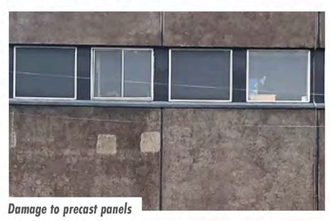

Brown glazed tile plinth


View of the pub and Block B in the courtyard



Lift entrance to Block B.


Lift entrance to Block B.


Damage to precast panels

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BUILDING CONDITION ASSESSMENT

LIVE, WORK, **PLAY**

BLOCK C: NORTH EXTENSION



CHARACTER & HERITAGE

- Built in the 1930s–40s as a two-storey steel-framed extension, replacing the remnant of Summerhall House.
- Pilastered stone facade in a Twentieth-Century Classical style on Hope Park Terrace, with predominantly plain cement-rendered elevations to the side and rear.
- Cranked plan reflects the historic site constraints and the corner site not yet being available.

CONDITION & PERFORMANCE

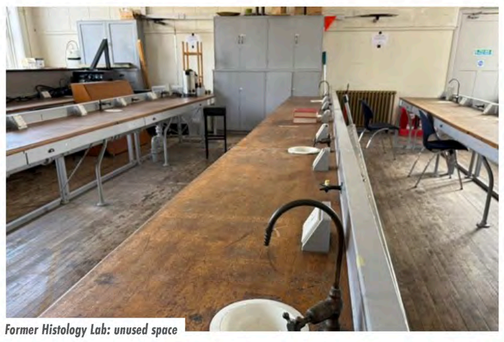
- Early form of concrete floor construction raises potential concerns around strength, durability and fire protection.
- Further structural investigation is required.
- Flexibility and adaptability are limited by narrow floorplates and several full-width stairs and lobbies.

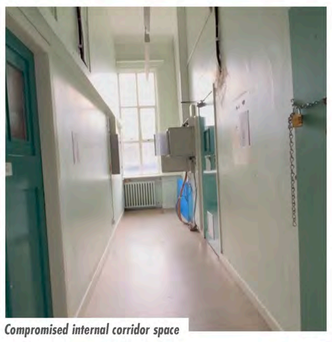

Post-alteration, all windows now covered, evidence of water damage


Former Histology Lab: unused space


Lecture theatre presentation space


Lecture theatre showing original windows (now blocked up)


Former Histology Lab: unused space


Compromised internal corridor space


Connection to Main building from the courtyard


Rear courtyard elevations


Hope Park Terrace elevation


No Through Access

BLOCK D: LAB TOWER



CHARACTER & HERITAGE

- 1960s–70s, seven-storey tower replacing a Victorian church demolished in 1948.
- Square plan with chamfered corners and prominent vertical ribs, inspired by the Economist Building in London.
- White precast concrete ribs, rough brown aggregate spandrels and slot-like laboratory windows create an unsympathetic appearance within the Meadows setting.
- Glazed link to Block A has closed off McArthy's original access route to the north.

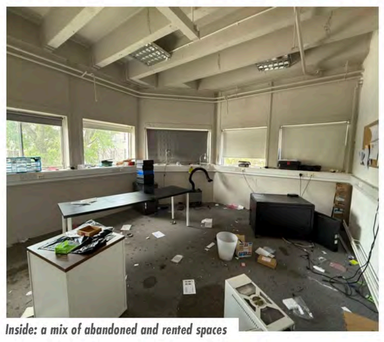
CONDITION & PERFORMANCE

- Precast concrete ribs and spandrel panels are degrading.
- Extensive use of asbestos cladding.
- Existing cladding and glazing can potentially be removed without destabilising the structure, subject to structural and fire upgrading.
- Existing slot-like windows were designed around tall laboratory benches, limiting suitability for alternative uses.

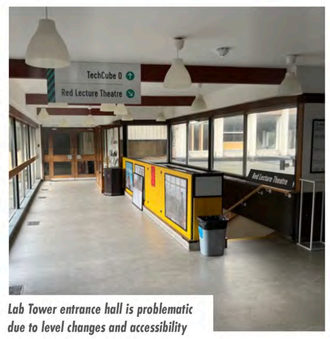

View from Melville Drive


Material failure: spalling


Weathered Precast concrete, cill failure

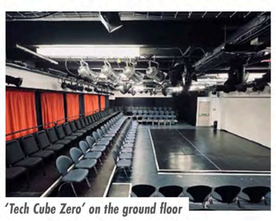

Inside: a mix of abandoned and rented spaces


Narrow 'lab' Slot Windows



Lab Tower entrance hall is problematic due to level changes and accessibility


Asbestos cladding


'Tech Cube Zero' on the ground floor


The 'Red Lecture Theatre' in the basement


Block D

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BUILDING CONDITION ASSESSMENT

LIVE, WORK, **PLAY**

BLOCK E: THE FORMER HOPE PARK & BUCCLEUCH CONGREGATIONAL CHURCH



CHARACTER & HERITAGE

- Built in 1879 in a distinguished North Italian Romanesque style.
- Features pilastered bays, round-arched windows and a prominent east tower with French pavilion roof & belfry.
- Former church, taken over by the veterinary college in the 1980s.
- Later alterations, including the large west-end staircase and long gallery staircase, are unsympathetic to the original character.

CONDITION & PERFORMANCE

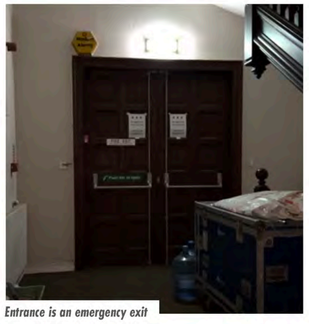
- Building requires general upgrading.
- Roof lacks thermal insulation.
- Nave ceiling is missing.

INTERNAL ADAPTATION

- Floor inserted at balcony level as part of the 1980s conversion.
- Large staircase inserted at the west end, replacing the original organ.
- Original tower entrance is now used for escape only and is disused as the principal entrance.

ACCESSIBILITY & USE

- Building lacks barrier-free access throughout.
- Existing entrance arrangements limit accessibility and usability.



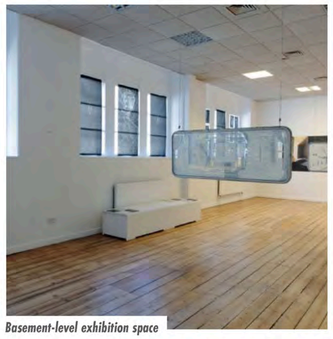
Entrance is an emergency exit



Top floor has lost its ceiling



Unkempt 'area' to basement, unstable railings



Basement-level exhibition space



Former entrance



Façade on Hope Park Terrace



Façade on Hope Park Terrace

BLOCK F1: SMALL ANIMALS CLINIC (THE ROYAL DICK PUB)



CHARACTER & HERITAGE

- Part of McArthy's original masterplan, with Blocks F1 and F2 defining a separate clinical area around the Trotting Track.
- Original F1 frontage features a pedimented "villa-style" facade, bay windows, clock face (replaced) and lantern ventilator.
- Only the "villa-style" frontage and ground floor rooms immediately behind it remain original.
- Building was subsequently extended upwards and outwards, with elevations altered and the rear completely rebuilt.
- McArthy's triumphal arch gateway to the Trotting Track was demolished in the 1960s; altering the plan form of the building group and affecting the ability to understand its original design with separate public facing and clinical spaces.

INTERNAL ADAPTATION

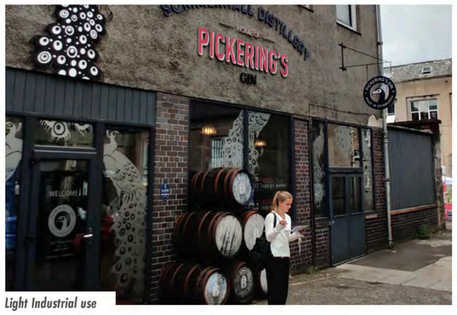
- Almost all internal spaces have been altered over time.
- Ground floor frontage and some rooms behind it are currently occupied by The Royal Dick pub, light industrial uses elsewhere.

ACCESSIBILITY & USE

- Later rebuilding & extension have significantly changed the building's relationship with the Trotting Track.







Light Industrial use



Current use as a pub



Used as Service Yard

BLOCK F2: THE STABLES, POST-MORTEM ROOM AND DEMONSTRATION ROOM



CHARACTER & HERITAGE

- Characterful one and two-storey range forming the eastern site boundary, with varied architectural expression.
- Mainly rendered brick, with stone and artificial stone facings.
- Original McArthy range included stables, animal boxes and pens, plus a Post-Mortem Room with a curved terrazzo sink, tiered platforms and hoist.
- Extended northwards from the 1930s–50s.
- Extension included a Demonstration Room with tiered horseshoe seating, plus a plain two-storey block adjoining the church back yard.

INTERNAL ADAPTATION

- Former specialist veterinary spaces, including the Post-Mortem Room and Demonstration Room, retain some distinctive historic features.



Former Trotting Track



Former Stables



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HERITAGE ASSESSMENT

A VIBRANT ARTS QUARTER

Our Heritage Consultant has prepared diagrams highlighting significant elements. There are some highly characterful spaces within the older blocks.

Some of the later buildings unapologetically use materials that contrast with the traditional sandstone and slate used throughout the Conservation Area.

HERITAGE APPRAISAL

- A Heritage Appraisal for the site has been prepared by Turley (Heritage). The appraisal developed an understanding of the history and development of the site and the heritage assets therein and is being used to inform design development.
- The site is occupied by buildings ranging in date from the later 19th century to the 1970s. These are covered by two separate listed building designations:

  - Hope Park & Buccleuch Congregational Church(Category B Listed Building)
  - Summerhall, The Royal (Dick) School of Veterinary Studies (Category B Listed Building)

- The site is also located within the South Side Conservation Area. The Marchmont, Meadows and Bruntsfield Conservation is directly adjacent to the Site.

AREAS OF SIGNIFICANCE

- The buildings within the site are the result of ongoing redevelopment and change over the last century. There has also been ongoing incremental change to individual buildings. This has created a group of interconnected buildings which do not work practically, and which have been subject to limited ongoing maintenance.
- Mindful that adaptation of the buildings within the site, including the removal of some buildings was likely to be necessary to enable sustainable ongoing uses for Summerhall a series of significance plans were prepared to identify those parts of the building group which make a greater contribution to their significance, so that these can be given due consideration during design development.

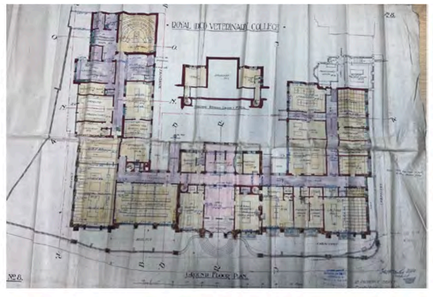
Areas of Significance

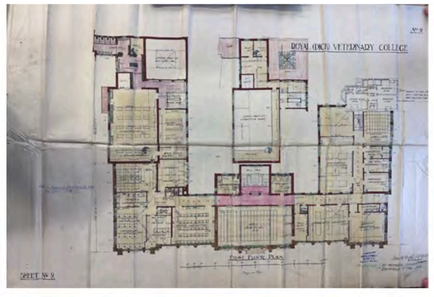


GROUND FLOOR



FIRST FLOOR









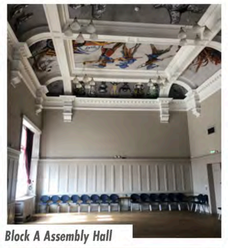
SIGNIFICANCE PLANS AND EXTRACTS FROM MCARTHY'S ORIGINAL PLANS AND ELEVATIONS



Block A 1960s chimney



Block A Anatomy Theatre



Block A Assembly Hall



Block A Dissection Room ceiling cracks



Block B asbestos cladding



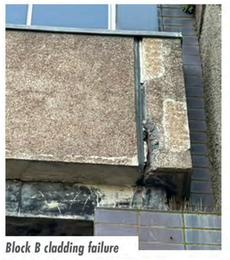
Block A Cafe 1970s changes



Block A blocked rooflight



Block A Dissection Room disused animal hoist



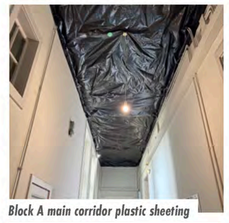
Block B cladding failure



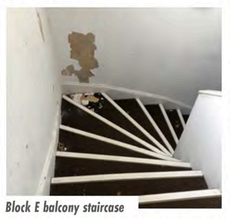
Block D cladding degradation



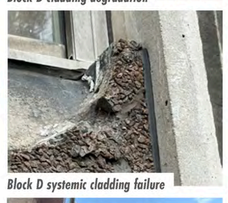
Block A Dissection Room 1940s extension



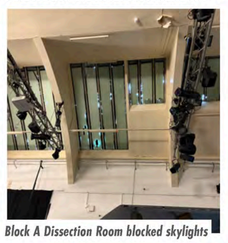
Block A main corridor plastic sheeting



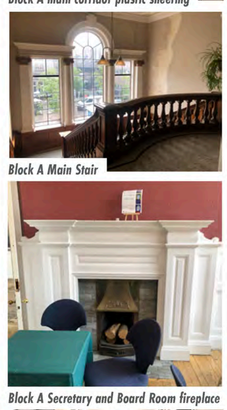
Block E balcony staircase



Block D systemic cladding failure



Block A Dissection Room blocked skylights



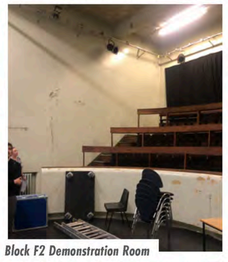
Block A Main Stair



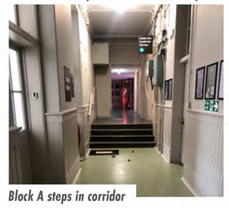
Block E Church unused front door



Block F1 Bridge to Block B



Block F2 Demonstration Room



Block A Secretary and Board Room fireplace



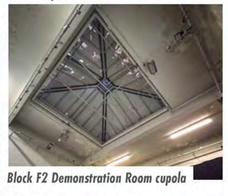
Block F1 pub interior



Block A steps in corridor



Block E missing nave ceiling



Block F2 Demonstration Room cupola



Block F2 lintel failure

Block F2 Post Mortem Room cupola

HERITAGE APPRAISAL PHOTOS

ARE THE BUILDINGS FIT FOR PURPOSE?

An analysis of the existing buildings is summarised in the diagram opposite. It identifies the key issues for each block, arranged according to the following themes:

- Structural integrity
- Fabric condition
- Fire + Life safety
- Urban issues + access
- Conversion potential

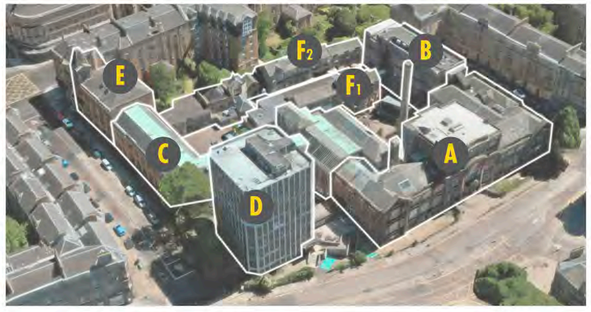
OBSERVATIONS

An important conclusion concerns the structural and fabric problems associated with the 1930s-40s blocks (mainly Block C) and the 1960s-70s blocks (Blocks B and D). The flaws in the floor construction of Block C, and in the frame and giant-panelled envelope of Block B are very difficult to surmount. In addition, severe limitations in existing life-safety provision and plan configuration in Blocks B, C and the northern part of Block F1, curtail potential conversions to new uses.

In the case of Block D, the Tower, remedying structural and fabric flaws is expensive but, subject to detailed design work, probably more feasible. This is partly due to the close-centred external structure and the relatively small infill panels. However, this cladding shows systemic detail and construction failures. The concrete cladding, along with the asbestos cladding, need replacement, while the distinctive vertical fins could be preserved as a striking visual element.

WHY NOT LEAVE THE BUILDINGS AS THEY ARE?

Leaving the problematic blocks as they are while they continue to deteriorate is not a sustainable solution. They do not generate enough income to maintain them properly. The 1960s-70s buildings, for example, will only become more and more problematic as time goes by.



CURRENT USES

Block A: The Main Building
Block B: Clinic and Animal Research Lab
Block C: North Extension
Block D: Lab Tower
Block E: The Former Hope Park & Buccleuch Congregational Church
Block F1: Small Animals Clinic (The Royal Dick Pub)
Block F2: The Stables, Post-Mortem Room And Demonstration Room

BLOCK E (CHURCH)

STRUCTURAL INTEGRITY
- Structure + foundations may need enhancement to suit new uses

FABRIC CONDITION
- General deterioration; needs renovating
- Internal finishes degraded or missing; need comprehensive upgrading
- Lack of thermal insulation, eg roof
- Corrosion + stability of external railings need remedied

FIRE/LIFE-SAFETY
- Block C shares Block E's 1980s stair; a conflict with new uses

URBAN ISSUES + ACCESS
- Fine, characterful street façade
- Front door not used as an entrance, spoiling the frontage
- Inactive frontages
- No DDA access
- 1980s stair spoils interior

CONVERSION POTENTIAL
- Ideal for hospitality uses, eg food + beverage etc
- New, relocated core to replace 1980s stair could improve interior spaces, and provide escape + DDA access
- Options to use attic space

BLOCK C (NORTH EXTENSION)

STRUCTURAL INTEGRITY
- Steel-frame structure: concerns about strength + stability
- Concerns about 1930s "tubular" concrete floor construction as unsuitable for new uses

FABRIC CONDITION
- Some "gapping" to stone facade
- Ceiling finishes eroding; signs of water damage
- Floor cracking

FIRE/LIFE-SAFETY
- Escape relies on adjacent blocks
- "Tubular" concrete floor unlikely to be compliant

URBAN ISSUES + ACCESS
- Unexceptional 20th-century Classical façade
- 2 storeys are diminutive in present-day streetscape (+ as envisaged in 1860s)
- Inactive ground floor frontages
- No DDA access to 1st floor

CONVERSION POTENTIAL
- Remedying floor structure impractical + unviable
- Inefficient plan configuration of stairs, corridors + rooms limits viable conversion potential
- Existing stairs interrupt corridor flow for new uses + compromise escapes
- Floorplates too narrow for new uses to be double-loaded
- Inefficient section limits conversion to 2 floors
- Existing structure unable to take additional floors
- Compromises Dissection Room in plan, section, windows + façade
- Compromises site permeability north of Block A
- Western outlook compromised by proximity of Block D

BLOCK D (LAB TOWER)

STRUCTURAL INTEGRITY
- New uses require structural + fire upgrading to eliminate risk of progressive collapse
- Remedy possible due to close-centring of perimeter columns + non-integral nature of cladding panels

FABRIC CONDITION
- Precast concrete panels show systemic failure + corrosion
- Extensive asbestos cladding needs removal

FIRE/LIFE-SAFETY
- New uses require extra core for escape + firefighting

URBAN ISSUES + ACCESS
- Great landmark potential due to prominence on the Meadows
- Potential for excellent panoramic views (if windows enlarged)
- Inactive ground floor frontage (solid base)
- Top floor + roof levels wasted as plant
- Glazed link and auditorium blocks permeability north of Block A

CONVERSION POTENTIAL
- Typical floors ideal for conversion to hotel bedrooms
- Ground floor could have a café and terrace for ground floor activation
- Top floor/roof ideal for viewing + hospitality uses
- Removal of link allows better site permeability
- Larger fenestration would improve interior spaces
- Reclading, while respecting original vertical fin aesthetic, could create strong new identity + contribute positively to Conservation Area

BLOCK F2 (THE STABLES AND DEMONSTRATION ROOM)

STRUCTURAL INTEGRITY
- Needs investigation, eg Post-mortem Room ceiling degraded

FABRIC CONDITION
- Needs general upgrading
- Material failures, eg 'stone composition' lintels
- Shows legacy of industrial uses

FIRE/LIFE-SAFETY
- Multiple existing stairs suit new uses

URBAN ISSUES + ACCESS
- Eclectic, characterful blocks are a "buffer" to S Clerk St back greens
- Key spaces include Post-mortem Room (currently storage) + Demonstration Room
- Trotting Track downgraded to service lane
- Conflict between people + vehicles/industrial uses
- Limited DDA access to upper levels

CONVERSION POTENTIAL
- Potential to become attractive, active 'Mews Lane' with charming frontages to east
- Suits conversion to quirky commercial office/studio/maker spaces

BLOCK F1 (SMALL ANIMALS CLINIC)

STRUCTURAL INTEGRITY
- Needs investigation

FABRIC CONDITION
- Needs maintenance
- Except pub: interiors drastically altered, + show legacy of recent industrial uses
- Concrete + steel bridge shows deterioration

FIRE/LIFE-SAFETY
- As stand-alone block, escape is inadequate for new uses

URBAN ISSUES + ACCESS
- 'Villa-style' pub frontage + ground floor rooms behind it are characterful
- Rest of block's massing + elevations were radically altered + damaged
- Pub brings vitality to Quadrangle
- As stand-alone block, no DDA access to 1st floor

CONVERSION POTENTIAL
- Retention of 'villa-style' pub frontage + ground floor rooms behind an asset
- Thereafter, conversion so limited by narrow, inefficient plan, 2-storey massing, escape issues as to be unviable

BLOCK B (CLINIC AND ANIMAL RESEARCH LAB)

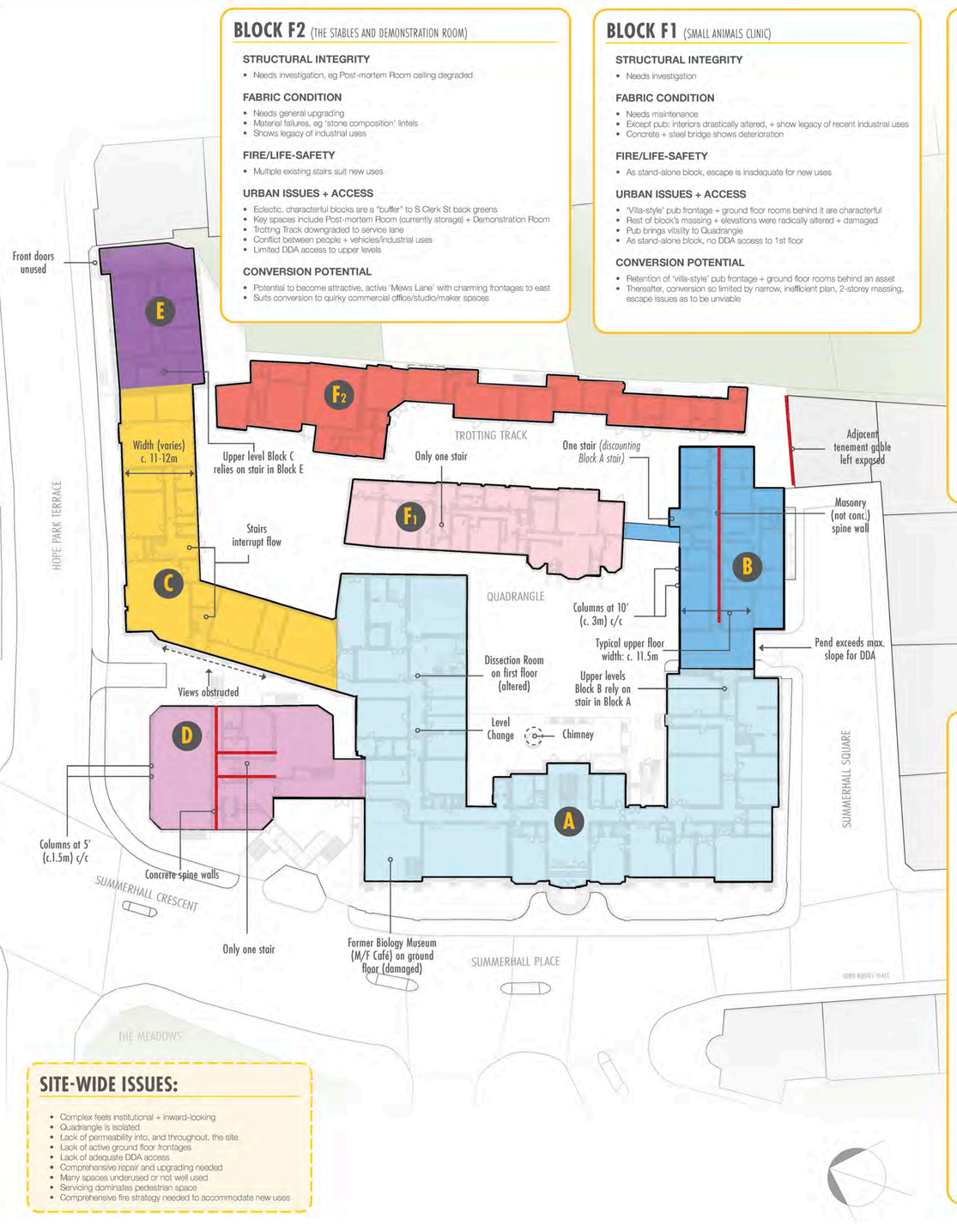
STRUCTURAL INTEGRITY
- Concerns about stability, fire-resistance + progressive collapse
- Problematic hybrid structure - slender precast columns, masonry (not concrete) bracing/spine walls + giant integral precast panels

FABRIC CONDITION
- Precast panels in poor condition, showing corrosion, failures + multiple patches
- Further deterioration of precast panels a key problem
- Cladding to west stair failed
- Piloti structure to east filled in
- Asbestos cladding needs removal
- Poor interior finishes throughout

FIRE/LIFE-SAFETY
- Structural + fabric upgrading impractical
- As stand-alone structure, escape is inadequate and insufficient (shared with Blocks F1 and A)
- 2nd stair needed

URBAN ISSUES + ACCESS
- Architecture could be considered detrimental to Conservation Area
- No ground floor activation: plinth + lower-level façade are blank + inactive
- "Urban staircase" entrance to Block disruptive in the street + not DDA-compliant
- Lack of onward permeability creates a dead-end
- Has an unsatisfactory, "unfinished" relationship with adjacent tenement
- Unattractive service tunnel is only barrier-free route into the site, but slope too steep, route too narrow + hazardous with service vehicles close by

CONVERSION POTENTIAL
- Upgrading for new uses for new uses impractical + unviable with requirements for additional bracing, column strengthening + fire protection, panel junction reinforcement + repair
- Structure unable to support additional floors
- Lower-level plans very deep, with no daylight, limiting options
- Upper-level plans narrow, with fixed spine walls, limiting options
- Lack of daylight internally, eg narrow 3rd floor ribbon windows
- Height of current massing could accommodate 6 floors, rather than the 4 highly-serviced, existing lab floors



SITE-WIDE ISSUES:

- Complex feels institutional + inward-looking
- Quadrangle is isolated
- Lack of permeability into, and throughout, the site
- Lack of active ground floor frontages
- Lack of adequate DDA access
- Comprehensive repair and upgrading needed
- Many spaces underused or not well used
- Servicing dominates pedestrian space
- Comprehensive fire strategy needed to accommodate new uses

BLOCK A (MAIN BUILDING)

STRUCTURAL INTEGRITY
- Assessment required to confirm adequate strength for assembly/gallery spaces
- Trusses over the Dissection Room showing signs of distress
- Cantilevered balcony in Dissection Room sagging (closed to public)

FABRIC CONDITION
- Signs of decay, wet rot, dry rot + water damage
- Ceiling failures, eg corridors

FIRE/LIFE-SAFETY
- Single means of escape from Main Block 2nd floor problematic
- External stair from mezzanine unattractive, suffering corrosion + problematic
- Fire + acoustic separation of performance spaces a concern

URBAN ISSUES + ACCESS
- Summerhall Place and Summerhall Square frontages bold and assertive, though lacking in street activation
- Key spaces include the Entrance Hall + main stair, Assembly Hall, Anatomy Theatre
- Some spaces compromised by later changes, eg Biology Museum, Dissection Room + various classrooms
- Later additions and changes diminished site's permeability
- Building lacks an obvious DDA entrance (steps at front door)
- Quadrangle feels isolated + lacks a pleasant accessible route
- Tortuous DDA access to some spaces, eg Dissection Room
- 1960s concrete chimney detrimental
- 2000s window replacements unattractive

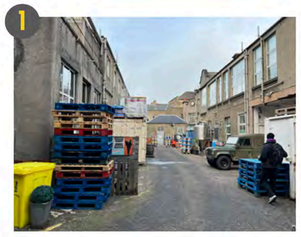
CONVERSION POTENTIAL
- McArthy facades are a major asset for rejuvenated Arts Centre
- Opportunity to upgrade performance spaces + support facilities to modern requirements including acoustic + daylight control
- Relocation of storage + poorly used spaces allow opportunity to recover lost "grand rooms"
- Opportunity to replace poorly-used space for commercial office/studio/maker spaces
- Opportunity to enhance Quadrangle's use as vibrant Arts Courtyard

Abbreviation: DDA = Disability Discrimination Act

ISSUES ACROSS THE SITE

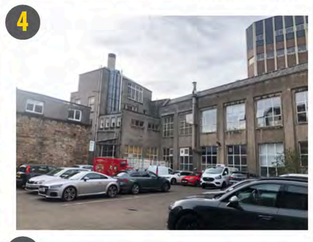
EXISTING COMPLEX

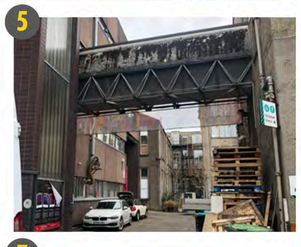
The site's original institutional use created an isolated, inward-looking urban environment inappropriate for its use as an Arts Quarter. It lacks permeability and has little in the way of active frontages. It lacks universal access - the only barrier-free access to the complex utilises a service tunnel too steep for appropriate wheelchair use. These factors, for example, present opportunities to enhance safety and inclusivity, particularly for women and girls.



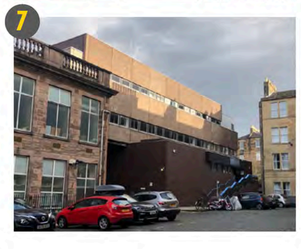


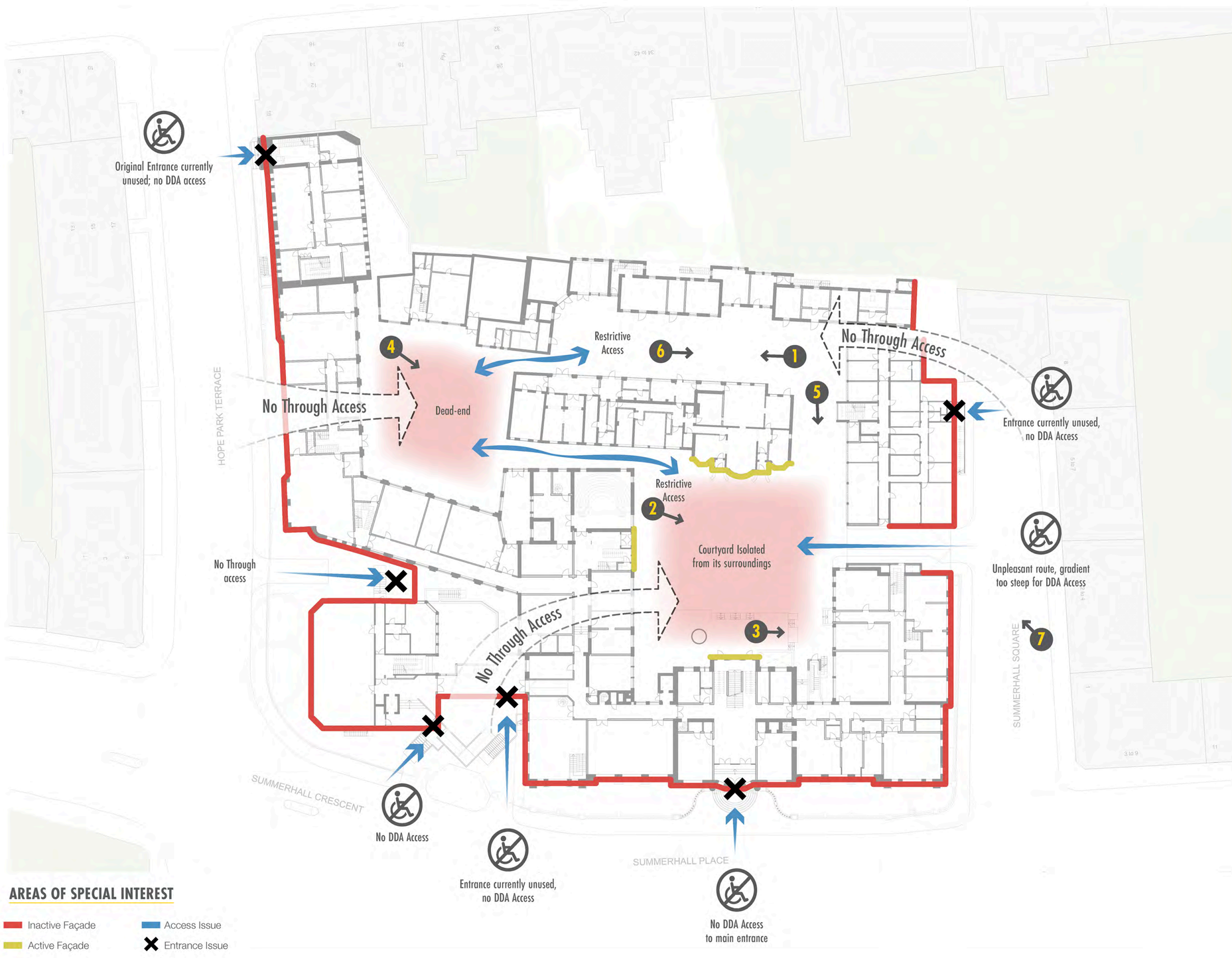












AREAS OF SPECIAL INTEREST

- Inactive Façade
- Active Façade
- Access Issue
- Entrance Issue

SUMMERHALL ARTS QUARTER

CALTON PLANNING + DEVELOPMENT · ARUP · Turley · kettle collective · AMA Homes

WHAT'S OUR VISION?

A VIBRANT ARTS QUARTER

Our vision for Summerhall is to create a thriving new Arts Quarter, with a vibrant mix of uses to sustain the Arts Centre into the future.

THE ARTS CENTRE AND ARTS COURTYARD

At the heart of the Arts Quarter would be a reimagined Arts Centre, occupying parts of the Main Building (Block A), and a lively and active Arts Courtyard occupying the old institutional Quadrangle. These key elements, along with other busy places like the Pub in the Courtyard, are what help to make Summerhall special, but they need to be opened up with more accessible links to the wider area, especially the Meadows.

NEW USES

The investment needed to achieve this would be generated by opening up the site and introducing new uses to establish a 'live, work and play' character to the Arts Quarter, including: a Hotel, to bring footfall and other, compatible uses to the quarter; commercial uses, such as office/studio/maker and hospitality/food + beverage spaces and Living Accommodation of a type compatible with an active Arts Quarter.

Each element would require to be a certain size to ensure its viability and to secure the funding to preserve and develop the Arts Centre.

OUR GUIDING PRINCIPLES

The approach would be governed by four guiding principles:

- to respect quality
- to review the damaged
- to remember the story
- to deliver the vision

By seeking to 'retain, reinvent and regenerate' the best of the site's architecture, our aim would be to respect and renovate key parts of the original designs by David McArthy. The departure of light industrial uses (who could retain a site presence), the Demarco Archive, and other space currently underused or used for storage, frees up considerable amounts of area.

Adapting selected elements from the interventions of the 1930s-40s and 1960s-70s would allow the site's evolution - its 'story' - to be remembered through various elements of its built form. By reconsidering and removing damaged elements or blocks that are no longer fit-for-purpose, new uses could then be accommodated. Design options are being informed by the understanding of the significance of the listed buildings.

CREATING A NEW IDENTITY

Redeveloping and renovating buildings on the site offers an opportunity to

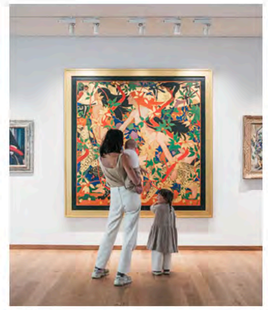
- Repair the urban grain, for example, repairing the end of Summerhall Square damaged by Block B
- Introduce new routes and entrances into and throughout the quarter
- Create active frontages, thereby improving activity, safety, and ease of movement, for example at the base of the tower
- Create a new identity for the Quarter by retaining the concrete frame of the tower and its distinctive exposed vertical fins, but re-cladding the concrete infill panels in a contemporary way



LIVE

A PLACE TO live, make, & CONNECT









Art Galleries & Event Spaces





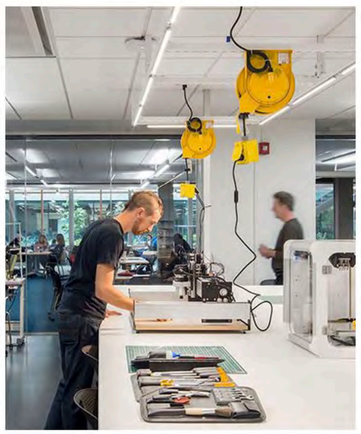
SUMMERHALL
Not Just for August



PLAY

Hotel
STAY AT THE HEART OF A **CREATIVE COMMUNITY**



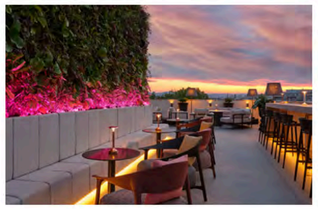


WORK

Maker Spaces
MADE FOR MAKERS, THINKERS AND DOERS.







Arts Café + F&B
ARRIVE HUNGRY. **LEAVE INSPIRED.**

SUMMERHALL ARTS QUARTER

CALTON PLANNING + DEVELOPMENT · ARUP · Turley · kettle collective · AMA Homes

WHAT'S OUR VISION?

LIVE, WORK, **PLAY**

A NEW BEACON FOR THE ARTS QUARTER

The Meadows and Bruntsfield Links are cherished as the 'lungs of the city'. The old Lab Tower at Summerhall occupies a locally prominent location at the Meadows' busy eastern corner. As it stands, the tower could be considered to have a negative impact on the local townscape in terms of its material aesthetics, lack of active frontage, and lack of rooftop richness or interest. The opportunity exists to retain the building's exposed concrete frame and distinctive vertical fins, while at the same time reinventing it and giving it a fresh identity.

The transformation of this prominent structure could act as a beacon to signal the new and inspiring destination of the Arts Quarter, and create a positive impact on the local townscape, being highly visible from the Meadows. The existing building's narrow slot-windows, failing precast concrete panels, and asbestos cladding could all be removed, and replaced with a more generously proportioned glazed openings, while perhaps retaining or refurbishing the distinctive fin elements of the original design.

At the same time, new, active ground floor uses could be introduced, such as a café or a bar, which would bring vitality to the street.

The rooftop, which is currently partly occupied by ugly plant and core compounds, offers a wonderful opportunity for a rooftop hospitality terrace and enclosure, exploiting spectacular, panoramic views of Edinburgh.

A LIVELY MEWS LANE

Currently the old Trotting Track is mainly used as a service yard full of kegs, containers and vans. But the space also contains some hidden gems in Block F2, with its Dutch gables and Scots wallhead dormers, designed by the vet college's original architect, David McArthy.

By connecting this space more directly to Hope Park Terrace, Summerhall Square, and the Arts Courtyard itself, it has the potential to be transformed into a lively, active Mews Lane.

Repurposing the light industrial spaces with a variety of office/studio/maker spaces and hospitality/food + beverage offers, a pleasant, more intimate complementary space to the nearby busy Arts Courtyard could be created, especially if also overlooked by Hotel or Living Accommodation of an appropriate and compatible type.

COMPLETING SUMMERHALL SQUARE

Summerhall Square was once enriched by David McArthy's assertive twin-porticoed Professors' Houses and Museums. These were demolished in the 1960s and replaced by the Clinic and Animal Research Lab (Block B) we see today, a typical example of an institutional education building of that era. As it stands, the existing building could be considered to have a negative impact on the local townscape, with its plinth containing large extents of blank wall and a redundant external staircase, its awkward junction to the neighbouring tenement, and its forbidding service tunnel - the only barrier-free entrance to the complex but too steep and confined for safe wheelchair-use.

This problematic structure is built as a hybrid large-panel-system: its structure, layout and life-safety provision would not be compliant with a change of use, while the cladding is in a continuing state of deterioration.

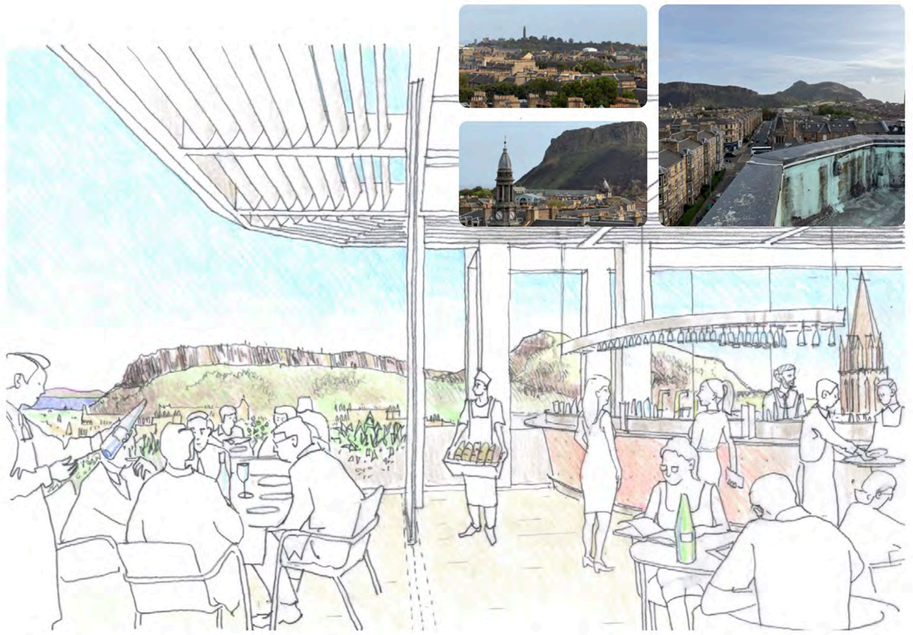
The opportunity exists to create a new block here that could repair and complete the urban form of the street, by turning the corner at the eastern end and establishing a massing that relates better to the eaves and ridge lines of the adjacent tenements.

More, and more attractive, routes could be formed, connecting into both the Arts Courtyard and Mews Lane beyond.

Living Accommodation, of a type appropriate and compatible with a thriving and busy Arts Quarter, would seem to be a good fit here, offering a quieter presence on Summerhall Square to enhance its residential character; its entrance could be on the street from the Arts Courtyard.



A NEW BEACON



ROOFTOP HOSPITALITY TERRACE



LIVELY MEWS LANE



ENHANCED CONNECTIONS TO THE ARTS COURTYARD AND MEWS LANE

Artist's impressions of the spaces

SUMMERHALL ARTS QUARTER

CALTON PLANNING + DEVELOPMENT ARUP Turley kettle collective AMA Homes

WHAT'S OUR VISION?

LIVE

- COMMUNITY
- LIVING SPACE
- CULTURAL VIBRANCY
- VISITORS

WORK

- CREATIVE INDUSTRIES
- INNOVATION
- COLLABORATION
- STUDIOS

PLAY

- ART
- EXHIBITIONS
- PERFORMANCES
- FESTIVALS





Artist's impression

OPPORTUNITIES & OPTIONS

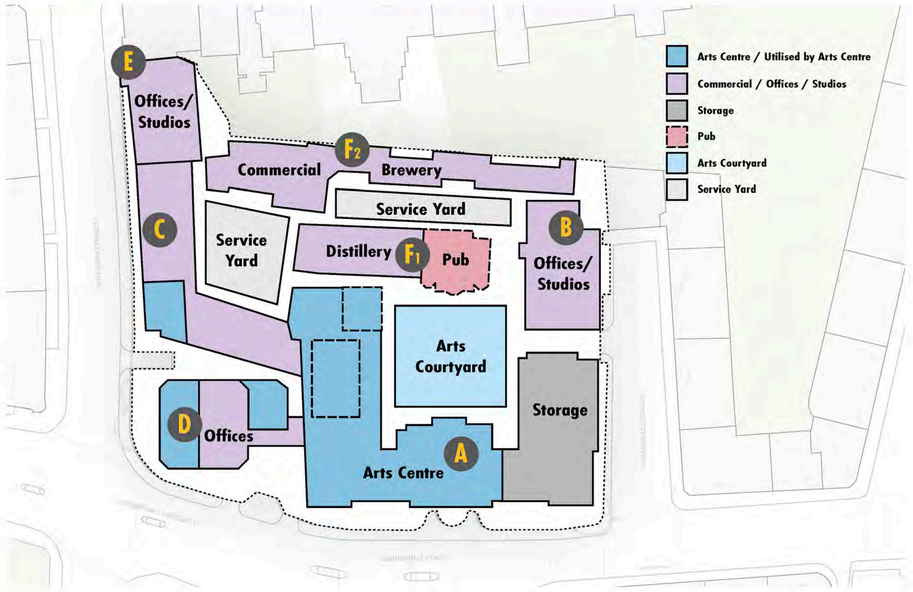
SITE ISSUES

We are exploring opportunities for the reconfiguration of the site at Summerhall to accommodate increased use.

SITE ISSUES



EXISTING USES



Site Issues

The plan shows areas of the site that are problematic for the various reasons described on previous boards. Removing these areas would create the opportunity to introduce new, viable uses shaped around a family of interlinked outdoor spaces.

Existing Uses

A number of uses occupy the site at Summerhall at the moment. In addition to performance, gallery and arts-related spaces in the Arts Centre, there is a café, and a pub with seats spilling out into the Quadrangle and enlivening it. As well as office/studio/maker spaces, there are light industrial uses, including a distillery and microbrewery.

In developing options for the site's redevelopment, the following factors are also being considered:

- **The removal of extensive storage space on the ground and first floors of the south wing of Block A (formerly used by the Demarco Archive) releases a large amount of area for other uses.**
- **The removal of non-Arts-related uses within Block A's basement, mezzanine and attic floors will provide additional area for studio and maker-spaces within the Arts Centre.**
- **The light industrial occupants on the site's eastern edge intend moving off-site while still retaining a presence at Summerhall. This would free up space for other uses such as commercial/studio/maker spaces.**
- **The Pub could retain a future presence on site, depending on the option selected.**
- **The structural fabric issues relating to Blocks B and C offer the opportunity to integrate additional new uses on the site, to support the funding of the Arts Centre and to generate a vibrant Arts Quarter.**

All the following options would seek to respond to the adjacent massing, reinforce the urban grain, and maximise active frontages.

OPPORTUNITIES & OPTIONS

SITE ISSUES

Four preliminary options have been prepared. They show proposals with varying combinations of uses and building layouts on the site.

All the options propose a rejuvenated Arts Centre retained within part of Block A. This would be achieved through the removal of the problematic elements indicated in the Site Issues diagram.

Each option seeks to complete the Courtyard, though only certain types of Living Accommodation would be compatible appropriate for a busy, lively Arts Courtyard with the pub retained in place.

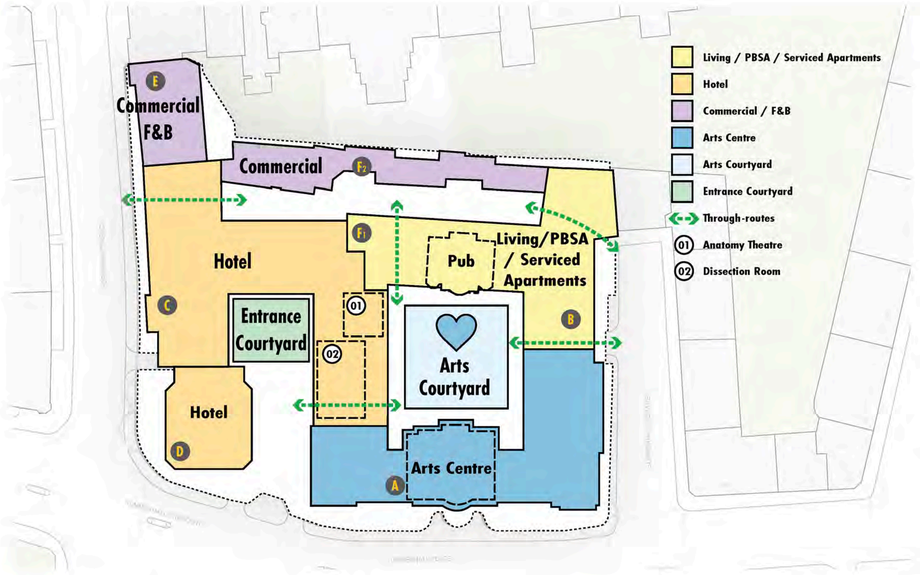
Each option proposes a new Mews Lane to link Hope Park Terrace to Summerhall Square and the Courtyard, with Block F2 repurposed for office/studio/maker use. However, only certain types of Living Accommodation located along here would be compatible and appropriate for a lively, active Mews Lane.

Each option proposes the transformation of the church into commercial use, perhaps with a food + beverage component, though only in Option 1 can this building link to an adjacent hotel.

Each option proposes a second courtyard on the north part of the site. However, only Option 1 allows this space to be public/semi-public space, and visually linked to the Meadows and the new entrance space that would provide access into the main Courtyard.

All options propose the site to be car-free, with on-street servicing taking place on the site's perimeters. Cycle storage and showers would be provided in all options.

Option 1



OBSERVATIONS

- This option locates a Hotel on the busier, Hope Park Terrace side of the site, with Living Accommodation on the quieter Summerhall Square side.
- A vibrant Arts Courtyard and busy pub is proposed, though this is only possible with a compatible and appropriate type of Living Accommodation, like an ApartHotel, Co-Living, or Serviced Apartments. There is potentially a good fit between the Anatomy Theatre/Dissection Room and the Hotel, either as public rooms or as conversions.
- For the Hotel, a second courtyard (either open, or covered and with a roof garden) would look back towards the Meadows through a new space that would replace the existing glass link between the Tower (Block D) and the Main Building (Block A). The resulting "green finger" would offer a more direct, active access from Summerhall Crescent into the Arts Courtyard, establishing a strong visual link between the Arts Quarter and the Meadows. It would also be possible for the Hotel to link physically into new hospitality spaces in the church should this be desired.
- A new Mews Lane running from Hope Park Terrace to Summerhall Square would provide yet another lively environment, opening up the site to further activity and movement, again, provided the Living Accommodation is of a compatible and appropriate type. New connections throughout, overlooked and fronted by active ground floor uses increase footfall and personal safety across the site.

PROS:

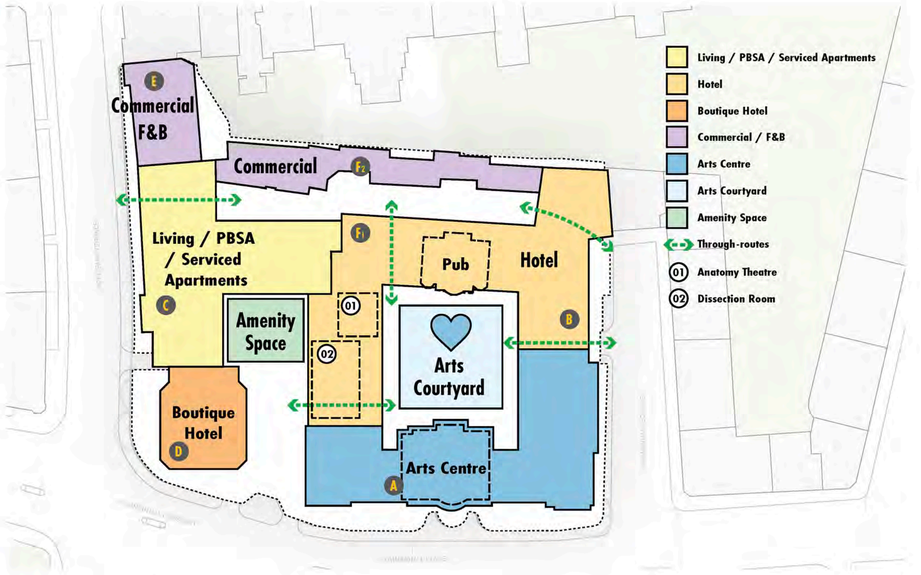
- Replacing storage rooms to allow consolidated accommodation and rejuvenation of the Arts Centre solely within Block A
- Rejuvenating the Arts Courtyard as an outdoor activity space for the arts
- Introducing new "Live Work Play" uses to help fund the Arts Centre and generate a vibrant Arts Quarter
- The Hotel would provide a compatible 24-hour use to drive additional footfall for the Arts Centre
- The Hotel's location on Hope Park Terrace is compatible with the busy street, with the potential for active ground floor frontages, while bringing activity to the Arts Courtyard
- Living Accommodation of an appropriate and compatible type sited on Summerhall Square is a complimentary use to the existing residential on the street, offering a quiet frontage

CONS:

- Some types of Living Accommodation would be in conflict with an active Arts Courtyard, a busy Pub and an active Mews Lane: they may require additional amenity space, while noise issues may make standard configurations unworkable

This option has the potential to establish a vibrant mixed-use Arts Quarter, with a new identity for the Tower to act as a welcoming beacon.

Option 2



OBSERVATIONS

- This option flips the Hotel with the Living Accommodation, and hives off the Tower (Block D) as a stand-alone Boutique Hotel.
- The option suits a vibrant Arts Courtyard with a busy pub. More types of Living Accommodation are possible since they would have their own private amenity courtyard at a distance from the Arts Courtyard.
- However, the arrangement places a hotel at the quieter Summerhall Square side of the site, while the lack of a prominent hotel entrance may not be acceptable to some operators. A "green finger" entrance court from the Meadows into the Arts Courtyard suffers slightly as it opens onto a private amenity space, and the Hotel cannot connect physically to the church. There is potentially a good fit between the Anatomy Theatre/Dissection Room and the Hotel, either as public rooms or as conversions.
- The use of the northern part of a new Mews Lane running from Hope Park Terrace to Summerhall Square can only be active with an appropriate and compatible type of Living Accommodation.

PROS:

- Replacing storage rooms allows consolidated accommodation and the rejuvenation of the Arts Centre solely within Block A
- Rejuvenating the Arts Courtyard as an outdoor activity space for the arts
- Introduction of new "Live Work Play" uses to help fund the Arts Centre
- The Hotel would provide a compatible 24-hour use to drive additional footfall for the Arts Centre
- The Hotel reinforces the Arts Courtyard with active ground floor frontages, suiting the inclusion of the Pub, whilst activity on Summerhall Square would be minimised
- Hotel gives new use to Anatomy Theatre and Dissection Room
- There are more options for Living Accommodation with a dedicated private amenity space, separated from noisy spaces

CONS:

- The Hotel lacks a prominent entrance location which would be an issue for some operators
- Green courtyard for Living Accommodation is private rather than public
- Commercial F&B in church cannot connect to Hotel
- On-street servicing for the Hotel would be on Summerhall Square
- Lack of active frontage on Hope Park Terrace

This option has the potential to establish a vibrant mixed-use Arts Quarter, with a new identity for the Tower to act as a welcoming beacon.

OPPORTUNITIES & OPTIONS

WHAT CAN WE DO? – "EMERGING BIG MOVES"

01

We open up the site and improve permeability.

02

We add value to the site to **re-invest in the Arts Centre's fabric and facilities** and its long-term management.

03

LIVE WORK PLAY – We diversify uses to protect the community use and increase usage. This would support wider participation, and create a vibrant, sustainable Arts Quarter - beyond the Fringe, and beyond Edinburgh.

04

We therefore need new complimentary uses in addition to existing uses.

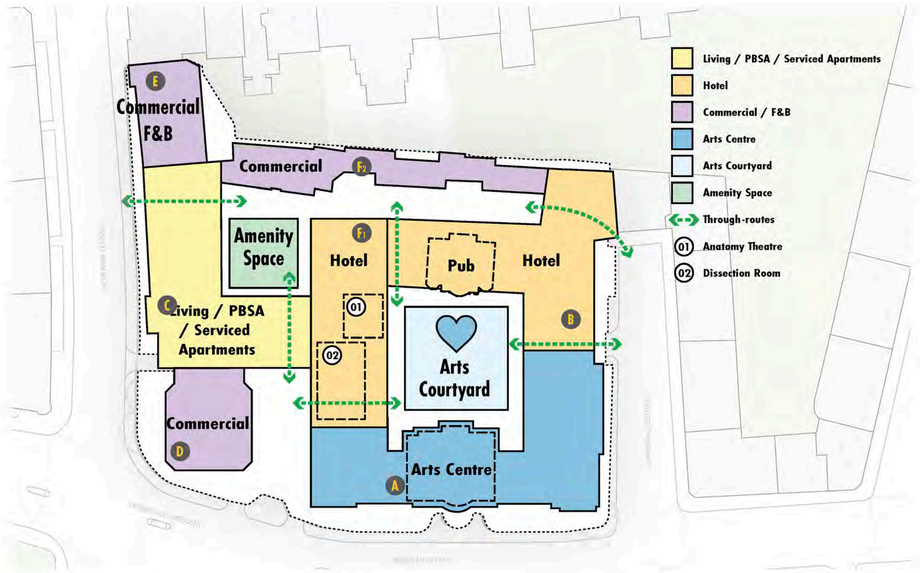
a. A hotel to bring constant footfall and activity

b. Living accommodation to bring 24-hour activity

c. Commercial uses including maker-spaces to support the incubation of arts industries

d. Increasing hospitality, and food and beverage offerings

Option 3



OBSERVATIONS

- This option puts the Living Accommodation at the Hope Park Terrace end of the side, a hotel at the Summerhall Square side, and uses the Tower (Block D) for Commercial use as office/studio/maker spaces.
- This option suits a vibrant Arts Courtyard and busy pub. More options for Living Accommodation are possible since it has a discrete, private amenity courtyard. However, it puts a hotel at the quieter Summerhall Square side of the site, and the lack of a prominent hotel entrance may not be acceptable to some operators. The footprint of the Living Accommodation cuts off the "green finger" vista through the entrance court to the Meadows, while the Hotel cannot connect physically to the church. There is potentially a good fit between the Anatomy Theatre/Dissection Room and the Hotel, either as public rooms or as conversions.
- The use of the northern part of a new Mews Lane running from Hope Park Terrace to Summerhall Square would be limited by the type of Living Accommodation provided, though the amenity space does creates a "buffer" zone.

PROS:

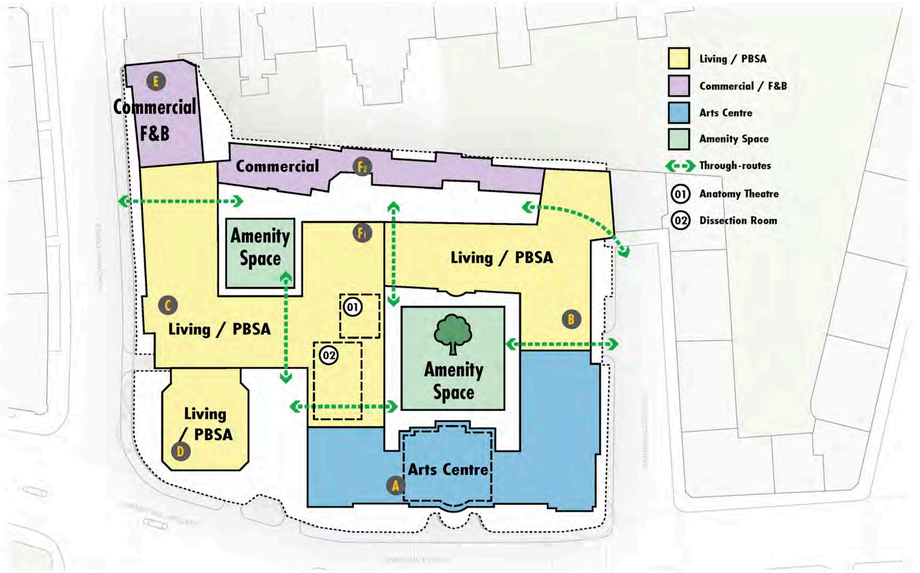
- Replacing storage rooms allows consolidated accommodation and the rejuvenation of the Arts Centre within Block A
- Rejuvenating the Arts Courtyard as an outdoor activity space for the arts
- Introduction of new "Live Work Play" uses to help fund the Arts Centre
- The Hotels create compatible 24-hour uses and drive additional footfall for the Arts Centre
- The Hotel reinforces the Arts Courtyard with active ground floor frontages, suiting the inclusion of the Pub, whilst minimising activity to Summerhall Square
- The Hotel gives new use to Anatomy Theatre and Dissection Room

CONS:

- Commercial value of office within the corner tower would likely not provide enough income to allow for its refurbishment
- An office corner tower could be less effective as a positive landmark or a city-wide marker designating the Arts Quarter
- Lack of active ground frontage on Hope Park Terrace and corner tower
- Lack of opportunity for active roofscape, eg rooftop bar
- The Hotel round the Arts Courtyard lacks a prominent entrance location which would be an issue for some operators
- Amenity courtyard for Living Accommodation is private rather than public:

This option has the potential to establish a vibrant mixed-use Arts Quarter, but the limited value generated by the use of the Tower would probably stop it adopting a strong new identity as a welcoming beacon.

Option 4



OBSERVATIONS

- This option responds to a City of Edinburgh Council policy to allocate 50% of the site footprint to traditional housing. No hotel is proposed in this option; instead, there is a mixture of housing types across the site.
- In this case, an active Arts Courtyard would not be possible since a large portion of the Quadrangle would need to become residential amenity space. The pub would not be sustainable in its current location, being too isolated from nearby footfall and activity. Given the above restrictions, any active use of the new Mews Lane running from Hope Park Terrace to Summerhall Square would be severely curtailed, becoming instead a quiet backwater. Conversion of the Anatomy Theatre/Dissection Room would likely become problematic due to a lack of plausible uses.
- This option would not result in a vibrant Arts Quarter. As a residential use, it is unlikely the Tower (Block D) could adopt a strong identity and act as a welcoming beacon. The new routes into and through the site could become private, and possibly gated, and there would be a potential reduction in personal safety due to a lack of active ground floor uses.

PROS:

- Replacing storage rooms allows consolidated accommodation and the rejuvenation of the Arts Centre within Block A but lacks an essential component: the Arts Courtyard
- Introduction of mainly housing uses to help fund Arts Centre is as per CEC policy guidance for a minimum 50% of site area to be allocated to Housing use
- Living Accommodation on Summerhall Square is a complimentary use to the existing residential on the street, with a quiet frontage
- Industrial uses to be relocated allow the introduction of commercial/studio/maker spaces, creating a lively Mews Lane and church conversion

CONS:

- Living Accommodation amenity requirements create significant conflicts with the activities of the Arts Centre
- Lack of site footfall and hotel visitors diminish the vitality and viability of the Arts Centre
- The loss of the active Arts Courtyard is a major negative - it would become a mainly private amenity space for the Living Accommodation
- The loss of Pub, as its location lacks compatibility with the uses around it, adequate access, footfall or prominence, is also regrettable
- A limited mix of uses, driven by extent of Living Accommodation, diminishes the Arts Centre, with less footfall and compatible activities for the Arts Centre

This option is largely a housing scheme, while the Arts Centre would face mainly outwards, its use severely curtailed by insufficient footfall and lack of an active Arts Courtyard.

OTHER ISSUES

SUSTAINABILITY

A HOLISTIC URBAN APPROACH TO THE LONG-TERM SUSTAINABILITY OF THE DEVELOPMENT SEEKS TO:

- introduce appropriate and viable new uses that can help fund the retention of the Arts Centre, protect elements of significant built heritage, and generate a successful Arts Quarter
- improve the usability of the site
- optimise the site density within planning constraints
- maximise the synergy between new and old uses, and old and new buildings
- ensure footfall by creating new urban connections, and active frontages, reversing the introspective nature of the site

EACH DEVELOPMENT OPTION ENTAILS SOME AMOUNT OF DEMOLITION IN ORDER TO INTRODUCE THE NEW USES *(SEE NOTES ON CARBON BELOW).*

SUSTAINABLE AMBITIONS AND STRATEGIES WILL BE DEVELOPED, INCLUDING:

- sustainable drainage and attenuation solutions, balanced against the urban setting and demands of a vibrant Arts Quarter
- renewable energy sources, incorporated where viable
- reclaimed materials, re-used where possible
- exploration of future flexibility options
- provision of measures to ensure climate resilience
- develop efficient operational energy solutions
- ensure suitable, optimised daylight and ventilation solutions
- explore biodiversity strategies
- ensure modern construction methodology
- work to appropriate BREEAM and EPC standards

CARBON

DURING THE DESIGN PROCESS, THE DESIGN TEAM WOULD COMPARE THE IMPLICATIONS OF NEW-BUILD VERSUS ADAPTATION IN TERMS OF SUSTAINABILITY AND CARBON, RELATED TO BUILDING EFFICIENCY & SIZE.

New-build and adaptation both involve upfront embodied carbon, generated by the manufacture, transportation and assembly of construction materials.

An analysis of life cycle carbon for new-build options would be compared with issues related to conversion options:

- quantum of development deliverable (versus requirement)
- inefficiencies caused by compromised plan shape and form
- any extensive necessary upgrading of structure and fabric
- upgrading to satisfy fire-safety and escape requirements
- upgrading of thermal and acoustic performance
- continuing deterioration issues of existing structure and fabric

SERVICING STRATEGY

- Existing servicing on the site entails service vehicles entering the former Quadrangle via a vehicular ramp off Summerhall Square. Service vehicles also use the former Trotting Track between Blocks F1 and F2.
- Many of the existing spaces take on a back-court, service-yard quality, and are cluttered with containers, kegs, and vehicles.
- The ambition is to create safe, usable and pleasant spaces within the site, which would entail creating a solely pedestrian realm, with any servicing confined to on-street bays on the north and south streets (Hope Park Terrace and Summerhall Square).
- Hotel servicing is better located on the busier Hope Park Terrace, suggesting this to be the preferred location for this use, with lighter servicing for other uses on Summerhall Square. However, this may depend on planning issues.
- It is not intended to provide parking on-site.
- A vehicle drop off point could be provided using the enhanced junction point on Summerhall Crescent beside the tower.

IMPROVING ACCESS & SAFETY

- Introducing clear, new routes and linkages that open up the site is a key step in improving access and safety.
- Creating urban legibility and wayfinding cues.
- Reserving the surfaces within the complex for pedestrian use only by excluding vehicles (including service vehicles such as those which currently access the courtyard and back lane) would provide a safer, more pleasant environment.
- Safety (including women's and girls' safety) would be enhanced by:
  – maximising active ground floor frontages
  – providing alternate routes
  – making the surfaces well-lit, and feel comfortable and safe
  – ensuring there are 'eyes on the street' through activity and overlooking
- Raising the level of the Arts Courtyard would provide a natural entrance level (without steps) to both Block A (the west entrance block) and the front doors to Block F1 (the Pub). This would reduce the slope from Summerhall Square to a compliant grade and make for a safer, more pleasant entrance route into the Quarter.
- The site, being well-located relative to public transport links, would enhance these connections where possible.
- Appropriate cycle storage and shower facilities would be provided.

LONG-TERM INVESTMENT & MANAGEMENT AGREEMENT

Summerhall is an important part of Edinburgh's cultural life. We know how much it means to the people who work here, visit and live nearby. We also know that significant investment is needed to address the challenges facing its buildings and secure its future.

Our vision for an Arts Quarter builds on what makes Summerhall special. Art and culture will remain at its heart, alongside sensitive work to its heritage buildings, better access through the site and a mix of uses that can support it for the long term.
Summerhall's character comes from the many different chapters of its history. We want to respect that history while making the site more welcoming and accessible. This consultation is a chance for people to tell us what matters to them, and their feedback will help inform the proposals before we submit a planning application at the start of 2027.

It is hoped that the existing management team will continue the stewardship and day to day running of the 'Arts Quarter' and other associated commercial spaces post redevelopment in a totally modernised, flexible and updated collection of buildings.

NEXT STEPS

IN SUMMARY

We think the qualities that make Summerhall a special place are:

- its location
- its use as an Arts Centre
- its built heritage

However, to secure a long-term, sustainable future for the Arts Centre, and the key heritage buildings on the site, we need positive change.

That's why the ambition to create a thriving Arts Quarter is so important.

This means creating new connections and routes into the site, and introducing viable new uses that help generate the funding needed to rejuvenate the Art Centre and other key buildings. It also offers the opportunity to re-clad and replace some buildings that are no longer fit-for-purpose, or that may be considered to impair the South Side Conservation Area.

THE NEXT STEPS

- These boards constitute the first public consultation for this project.
- We'd like to hear your views on them.
- Following your input, a second consultation presentation is expected to take place in November 2026.

YOUR THOUGHTS MATTER!

Please take the opportunity to share your feedback, including what you value about the site and what you think could be improved.

01

Your feedback will be reviewed and the proposal amended if appropriate and practical to do so.

02

A second consultation event is expected to be held in November 2026.

03

The team will present the updated proposals to the community and will record any further feedback

04

Submission of applications for detailed planning permission and other relevant consents, probably at the start of 2027

05

Determination of application by The City of Edinburgh Council

Scan the QR code to view these boards online and leave feedback.