

City plays the regeneration game

Within the next decade Edinburgh promises to be a much changed city. Sam Halstead looks at the major developments that are set to transform the shape and feel of the Capital.

- 1 Waverley station

Work is set to start next year on a £150 million scheme to boost capacity at Waverley Station including one extra platform for both the station's north and south loops. The tracks will be remodelled to boost capacity and a lift and escalators from Princes Street installed. A shopping mall is being considered. The project is expected to be completed by 2007.

- 2 GPO

The massive £60 million project will see the former GPO building transformed into 61,000 square metres of office space created across eight floors with a panoramic roof garden. The Waverley Gate scheme is expected to be completed by the end of this year. The interior of the landmark has been gutted - leaving only the shell - which will be covered with a glass shell to create a "building within a building".

- 3 Waterfront

Waterfront Edinburgh, a joint venture between Edinburgh City Council and Scottish Enterprise Edinburgh and Lothian, plans around 3000 new homes and 1,100,000 sq m of office space along with retail and leisure facilities on a site extending to 112 acres.

- 4 Leith Docks

Forth Ports has earmarked two sites in Leith for galleries similar to the Guggenheim or a European Gallery of Contemporary Art. A £15m cruise liner terminal is also planned along with thousands of new homes, a hotel, offices, and leisure facilities. At Western Harbour, Forth Ports plans a superstore, 3000 apartments, 50,000 square metres of offices and leisure space.

- 5 Granton

Forth Ports plans a £300m residential and commercial quarter at Granton Harbour, centred around a 230-berth marina and canal. More than 3000 apartments and 23,000 sq m of commercial and business space will be built along with cafes, retail outlets and restaurants spilling on to a canal passing through the middle of the scheme, while a new inner dock basin will be home to luxury apartments up to ten storeys high during the next ten years.

On the former gas works site, Telford College's new purpose-built £30 million campus should be completed by next year. 2000 new homes and office and retail space will be developed by SecondSite.

- 6 Edinburgh Park

A massive 58-hectare business park established in 1990 by New Edinburgh, a joint venture between Miller Group and Edinburgh City Council. Ongoing development at Edinburgh Park is expected to last a further ten to 15 years.

- 7 RBoS HQ

The new global headquarters of the banking giant features 213,500sq m of offices on a 90-acre site and is expected to be completed by Autumn this year.

- 8 Craigmillar

The Craigmillar regeneration involves 3600 new homes, four new schools, a library and a remodelled town centre. The council also wants to knock down the Jack Kane Centre, a community sports complex at Hunters Hall Park, in Craigmillar, to make way for a new £28m multi-purpose centre, including a football "barn", international-standard velodrome and curling academy.

- 9 Biomedical Park

The £200m centre for biomedical research will be a flagship facility for Scotland's biotechnology activities. The centre will be at the forefront of technology development, including microchip medicine, treatment for Alzheimer's disease and genetic engineering.

- 10 Old ERI

The Quartermile scheme features hundreds of new homes, as well as shops, restaurants, leisure facilities, a five-star hotel and offices. Work on the 19-acre site is expected to take seven years. Southside Capital, which bought the site from Lothian University Hospitals Trust for £35m in 2001, is a joint venture between the Bank of Scotland, Taylor Woodrow and Kilmartin Property Group. The Category-B-listed Simpson's Memorial Maternity Pavilion, the Queen Mary Nursing Home and the George Watson's wing of the Surgical Hospital are among those buildings which will be demolished on the site.

- 11 Cameron Toll

A £21.5m make-over of Cameron Toll Shopping Centre is expected to be completed within the next year. A private health club with swimming pool, an upmarket restaurant, a two-floor department store and up to four smaller retail outlets are due to be added to the centre, increasing its size by 32,330sq m from its current 27,530sq m capacity. A new £850,000 food court is to be built along with the extension.

- 12 Tynecastle

No decision has yet been made on whether Hearts will move from Tynecastle, although Murrayfield has been proposed as the football club's temporary home. One scheme would see a new Tynecastle High School built on the site of the neighbouring roads depot with housing on the stadium site. Local businessman Peter McGrail has proposed a new 20,000-capacity sports stadium complex to keep the club in Gorgie.

- 13 Fountainbridge

City chiefs plan a stunning new "urban village with a public square, shops and underground car-parking across 32 hectares, currently home to Scottish & Newcastle, which is to close its brewery by the end of the year.

The busy West Approach Road would be transformed into a magnificent tree-lined boulevard with wide pavements, while office space double the size of the former GPO building at Waterloo Place would be created. A new north-south road link between the West Approach Road and Fountainbridge would be formed, the canal extended to provide more moorings and turning facilities and canal-side shops, cafes and 1200 new homes would be built

A key part of the transformation is the massive Edinburgh Quay project, a joint venture between Miller Developments and British Waterways under construction at Lochrin Basin.

- 14 Scottish Parliament

The controversial new £431m Scottish Parliament at Holyrood is expected to be completed at the end of next month with the official opening in October.

- 15 Edinburgh Airport

A new control tower is currently under construction while a £500m rail link and station is also planned. The Royal Highland Showground land is earmarked for expansion of the airport and a new runway is also on the cards.

- 16 Haymarket

The area around Haymarket Station is expected to be transformed into a transport hub for the trams, which are expected to be up and running by 2009. A six-storey shopping arcade and office block scheme on the former Morrison Street goods yard is planned by EDI. A pedestrian arcade running the length of the site and lined with shops and cafes is a key part of the plan, which also features a European-style central plaza, supermarket and fitness centre.

- 17 Princes Street

- Princes Street Gardens

A vision drawn up by leading city architect Malcolm Fraser would see the demolition of 13 buildings to make way for four landmark properties, including shopping malls, two new department stores and luxury flats. The new buildings would feature multi-level shopping and two spectacular malls linking Princes Street with neighbouring Rose Street. Other plans include a 48,800sq m Galleries underground shopping mall in the east end of Princes Street. Developers EDI Group and Dutch company MAB Groep propose a grand gallery which will offer superb views of the city, Princes Street Gardens and the Scott Monument. The proposal also include a spacious entrance court leading down from the existing Royal Scottish Academy piazza to a new open public square, where visitors will be able to access the mall.

- 18 University
- Crichton St

A new £40m hi-tech centre for Edinburgh University on the site of the Crichton Street car park would be the new home of the School of Informatics. The scheme includes a health centre, seminar space, laboratories, offices and workshops.

- 19 Sighthill

A £37m athletics and rugby complex at Sighthill Park. The facility will be able to host major rugby, basketball, judo and badminton events. Facilities at the complex - which will have 6000 permanent seats and 4000 temporary ones - will include a floodlit synthetic pitch, a 12-court sports hall with seating for 1500, an indoor athletics hall and a Pulse Centre with three fitness studios.

- 20 Meadowbank

The ageing Meadowbank Stadium is expected to be demolished to make way for new homes.

The council hopes to raise at least £40m from the sale of Meadowbank, which was built along with the Commonwealth Pool for the 1970 Games held in the city.

- 21 Cowgate fire site

Property owners were left devastated following the fire on the site in December 2002, which threatened to spread to other parts of the Old Town. Leading city architect Malcolm Fraser has been hired by the owners to draw up plans for the site, which are expected to include a range of uses such as shops, businesses, flats and night-spots.

22 150-acre public park

Woods and farmland covering 150 acres in the south-east of Edinburgh will be used to create a massive public park containing paths and cycle routes. The park will complete a "green corridor" stretching from Holyrood to the edge of the city. A large part of the land will be used to create a new area similar to the Meadows.

- 23 EICC

Work is expected to begin as early as next summer on an extension, which will almost double the size of the Morrison Street venue. A neighbouring car park site will be transformed into a 15,000sq m office and retail block to be leased back to the council. The extension will add 1600sq m for large-scale exhibitions, banquets and other events.

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