September 2026 Plot E2

The Social Hub - Fountainbridge Design & Access Statement

Hawkins\ Brown

THE SOCIAL HUB

This is THE SOCIAL HUB
We are defiantly open
You are definitely welcome
Shakers, makers, movers, groovers
Curious creatives, daydream believers
Visitors, locals and dear neighbours
We stand for what draws us closer
Creating moments that matter
Connections worth keeping
Friends worth having
Memories worth repeating
It goes without saying
We make love
To the irresistibly human
We are the social kind
It wouldn’t be the same without you



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The Social Hub

The Social Hub
Let me introduce The Social Hub

Our mission
At The Social Hub, we strive to create a better society for everybody. It's a bold ambition; but small steps create big change. That's why we work every day to build and run our hubs responsibly and to engage with communities effectively. We believe hospitality has the power to shape a fairer future. We believe a better society is created when people with vision and talent come together from all walks of life. United by a shared mindset, our community is shaping a brighter future, and having fun doing it!

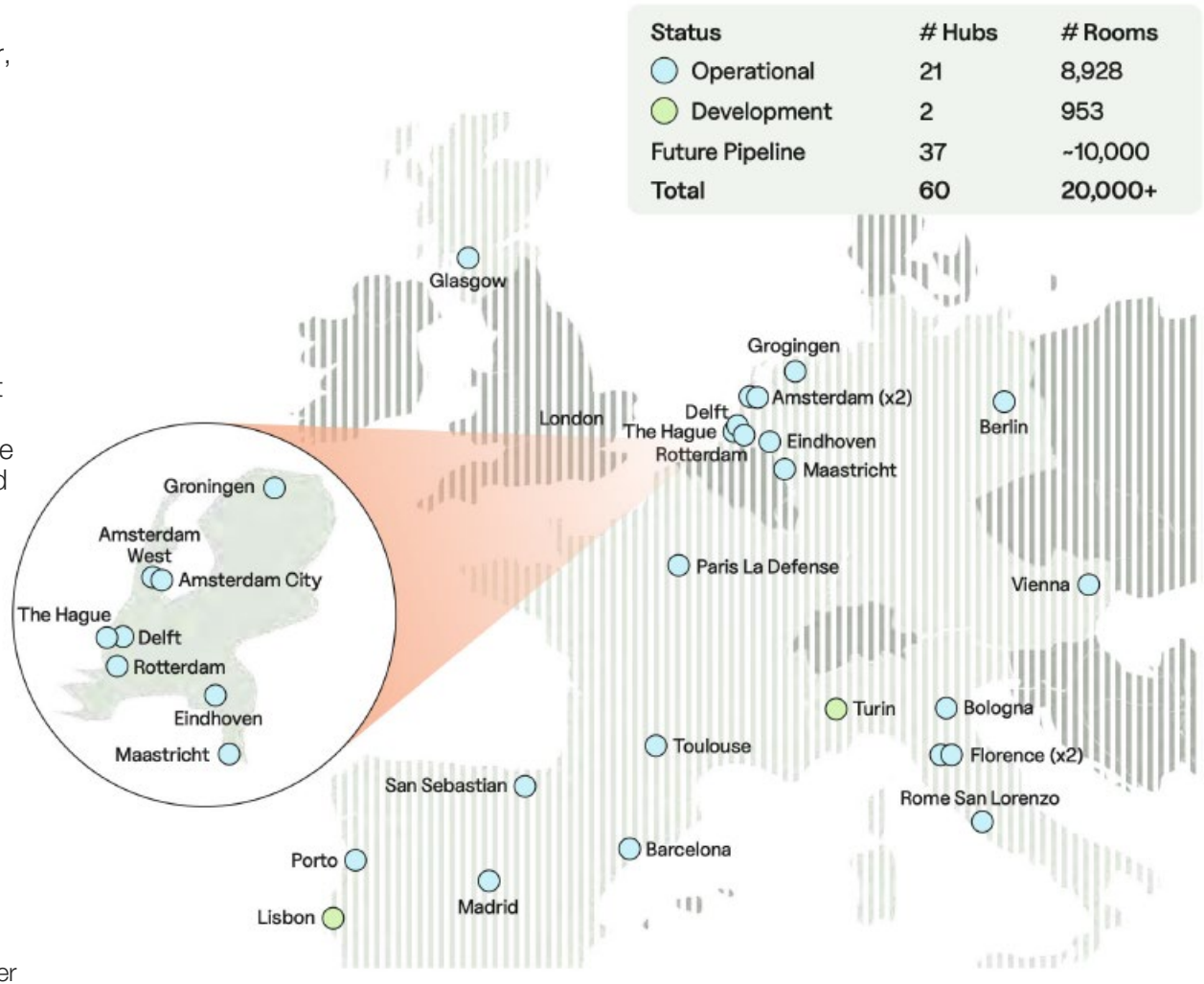
Our story
Our first hub opened in Rotterdam in 2012, and since then we've opened 21 hubs across Europe. Closer to home - our Glasgow hub has been welcoming people since 2024. Fountainbridge will be our second hub in the UK, and as Edinburgh is my hometown, it's a hub that's close to my heart.

A space to live, work and connect
Whether you're with us for an hour or a year, we're a space for locals, digital nomads, travellers, students, co-workers and everyone in between. From work to play, there's an adventure for you at The Social Hub.

Social at heart
'Social' is not only at the heart of our name, but also our philosophy. We care about diversity, representation and well-being. Not just for our own network of changemakers, but for society as a whole. We support those without a voice, create fair opportunities and help people grow personally and professionally.



Charlie MacGregor
Chief Executive Officer and Founder
The Social Hub



The Social Hub
Benefit for all

B Corp status

The Social Hub recently reached a major milestone: we become certified as a B Corp. The B stands for ‘Benefit for All’. B Corp companies meet high standards of social and environmental performance. To reach certification, every aspect of our business was screened: from how we build and operate our hubs to what social impact we make on our guests, employees and society. We’re now joining a community of like-minded companies that also use business as a force for good.

This event is an example of the positive impact B-Corp organisations in Scotland like The Social Hub can bring to cities like Glasgow. The Better Society Academy is committed to inclusive, action-driven learning, and reminds us of what’s possible when we bring like-minded people together to build a better future.



TSH talent foundation
1% of our profits go to programmes for those who face significant educational barriers but possess the drive and potential to change the world



Sponsorships
We contribute £300k a year through spaces for social initiatives and charity events



Community Events
We host more than 9,000 events for our community a year across Europe, engaging over 100,000 people



Better Society Academy
This learning platform enables changemakers to master new skills, expand their network and collaborate to amplify their collective causes

The Social Hub
The economic benefits

The Social Hub will create a higher amount of social value than a standard hotel.

Based on a desk top study, the proposed development will produce approximately £20 million in social value over its first year alone. This equates to £811 of social value created per square metre. When comparing this to a standard hotel in Edinburgh, for every £1 of value created per square metre in a standard hotel, £2.04 of value will be generated per sqm by The Social Hub Edinburgh. **This 2x difference** is driven by the co-working space provision on site, along with the additional social value generated from the mentoring and event programming, meeting and networking space provided.

A detailed social value study has been undertaken on the recently completed Hub in Glasgow. This reviewed the operations and conducted interviews and workshops with stakeholders including guests, community members, co-workers, local ambassadors and partners. The result of this analysis is that Glasgow provides **4x the social value of a standard hotel.** The current Edinburgh analysis has been developed conservatively. In Glasgow, with similar features, we have been able to exceed expectations on social value and The Social Hub plan to do the same in Edinburgh.

During Construction	**736** **Direct Construction Employment** Created by the Development	**452** **Net Direct, Indirect and Induced Construction Jobs** (FTE for **24 months** in region)	**£64.0m** **Net Gross Value Added Contribution to the Regional Economy** During Construction Period	**£340k** **Local Spend by Construction Workers** on Food, Drink & Accommodation
In Operation	**At least 574** **New Homes for Students, Young Professionals, Tourists and Extended Stays**	**147** **Additional Regional FTEs created from the F&B and accommodation provision**	**143** **Additional entrepreneurs or employees of SMEs using the co-working space**	**£16.4m** **GVA Contribution from Operational Jobs at TSH**
Wider Social Impacts	**13** **Estimated Apprentices, Trainees and Graduates** Employed during Construction	**7,832** **Hours of Volunteering Activity** Per Annum from Student Residents	**£710k** **Social Value of Events Programme** Per Annum for TSH residents and the local community	**£2** **Of social value per sqm created at TSH compared to £1 per sqm by a standard hotel**

The Social Hub
Our Glasgow Hub

The first The Social Hub in the UK

The Social Hub Glasgow opened in 2024 and offers a full suite of our amenities, including large co-working spaces, restaurant / bar, gym, meeting / event spaces, bike parking and a rooftop bar.

The Hub provides a structured programme of events—talks, workshops, community dinners and cultural sessions. Since its opening, the Hub in Glasgow has hosted over 300 events, many focused on the local community. These events attract not only residents and guests but also the surrounding community, supporting The Social Hub's ambition of being a neighbourhood anchor. The overlap of these audiences fosters "serendipitous connections": informal networking, collaboration, and social interactions without forced participation.

Our co-working model

Over 200 people work from The Social Hub Glasgow, including 50 flexible, 65 dedicated desk members and 21 occupied offices. Co-working at Glasgow was fully let within 1 year and now has a long wait list. It fosters growth and innovation through networking events and employment opportunities for locals, co-workers and building residents.

Key property facts



The Social Hub Glasgow first impressions






Diverse community events









The Social Hub
Fountainbridge vision

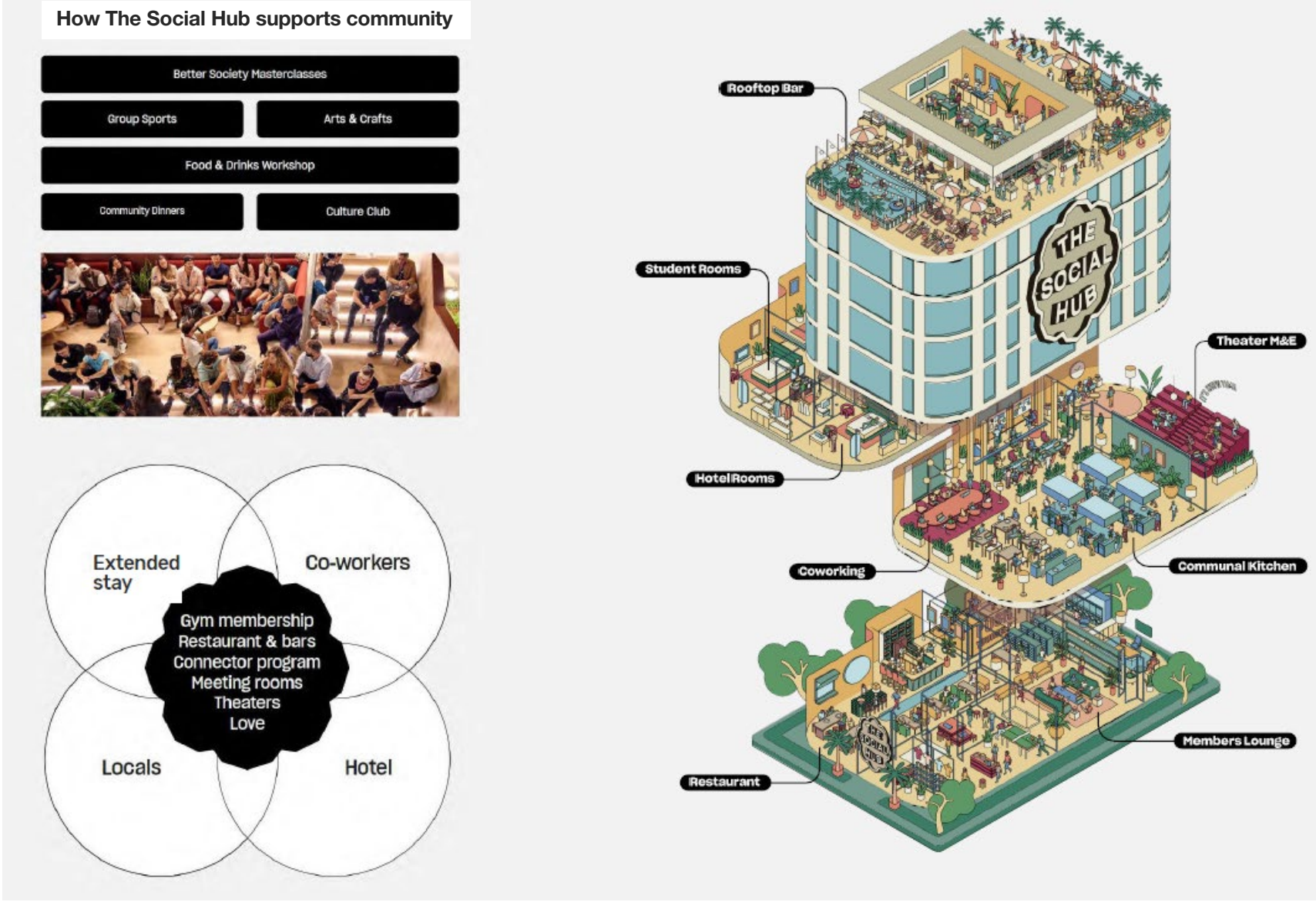
Fountainbridge vision

In Edinburgh's Fountainbridge, we're creating a vibrant destination that brings people together in engaging and inclusive ways. Our hub will feature an exciting mix of uses: a welcoming hotel, flexible co-working spaces, extended-stay options, and a lively food and drink offering with a restaurant, rooftop bar and café. Guests and locals alike will enjoy our clubhouse lounge and gym—spaces designed for connection, creativity and well-being. It's more than a place to stay; it's a community built for living, working and thriving.

Community experience

From community dinners to activities with senior citizens and volunteering, we will host hundreds of community experiences every month across our hubs. Examples of events include:

- Better Society masterclasses
- Group sports
- Arts & crafts
- Food & drinks workshops
- Community dinners
- Culture Club



The Social Hub's community members

The Social Hub's hybrid hospitality model

The Social Hub
Our vision for sustainable development

Regenerative design goes beyond sustainability — it aims to restore, renew, and revitalize systems, creating a net-positive impact on the environment and society.

The Social Hub Fountainbridge will be unique. This is a building providing a home from home for thousands of people and connecting them to the local community. Social value will be generated through footfall, supply chains and an ever-changing programme of events and engagement.

Alongside its social purpose, a clear set of performance targets has been generated to track the design. These are derived from the detailed set of Real Estate Technical Program of Requirements that The Social Hub operate internally. These are continuously reviewed, based on operational data and learning so represent best practice in this sector.

Iterative design analysis, integrated into the design process closes the performance gap, giving confidence that the building will perform as designed. Emissions will be minimised and comfort maximised for building users. Please refer to the Sustainability Statement for further detail on the proposed measures and analysis undertaken to date.

For Hawkins\Brown, regenerative design includes:

- Healing the context
- Using what is there
- Bringing people together
- Thinking beyond the boundary
- A relationship with the natural world
- Hard working spaces
- Places made with care
- Joyful moments



The Social Hub's sustainability objectives

The Social Hub
Don’t just take our word for it

This event is an example of the positive impact B-Corp organisations in Scotland like The Social Hub can bring to cities like Glasgow. The Better Society Academy is committed to inclusive, action-driven learning, and reminds us of what’s possible when we bring like-minded people together to build a better future.

This attitude closely aligns with my ambition to build a better Scotland for generations to come, which is translated into the four core priorities I have set for my Government: eradicating child poverty; stimulating Scotland’s economy; ensuring high quality, sustainable public services; and tackling the climate emergency.

Tackling the climate and nature emergency is intrinsically linked to the success of our nation. It is not just about numbers and carbon targets – it is about improving lives, restoring nature, and securing Scotland’s future prosperity.



John Swinney
Scottish First Minister
Reflecting on a The Social Hub ‘Better Society Academy’ Event in Glasgow

“The Social Hub business model provides a unique and positive environment for hotel guests, students, and the diverse range of small and medium-sized businesses that occupy its shared workspace. The interaction between students and these businesses is particularly valuable, creating meaningful links between employers and the next generation of talent. We see The Social Hub as a positive addition to Edinburgh's accommodation offering, building on its proven success across Europe and more recently in Glasgow.



Damien Toner
Director of Estates
The University of Edinburgh

We need to encourage our young people in entrepreneurship- that requires an ecosystem and it is clear that across Europe, The Social Hub are part of each city's version of that. We look forward to seeing them in Edinburgh.



Stephen Coleman OBE
Co- Founder of Codebase

The Social Hub
Don’t just take our word for it

The Social Hub has been a fantastic home for BAFTA Scotland. The mix of businesses, creatives, students, and visitors creates a buzz that keeps us inspired. It’s a space that encourages collaboration and makes it easy to bring people together – whether for meetings or events. It’s strengthened our sense of community and connection within Scotland’s screen industries.



Jude MacLaverty
Director of BAFTA Scotland
Reflecting on The Social Hub in Glasgow

When I moved to Glasgow for my Master's, I thought The Social Hub would be just another student accommodation, I had no idea it would end up solving my biggest worry about moving abroad: finding a community. As an international student, one of the hardest things to find is a community. That is exactly what The Social Hub gave me.

In just one year at The Social Hub, I organised a film screening, completed a marketing internship, produced a community event raising awareness of relocation depression and social isolation, and I am now producing my first Edinburgh Fringe show. None of those would have happened without the community I found here.



Mfon-abasi Inyang
Student at The Social Hub

WINNER – **Proud Scotland Awards** 2026
Inclusive Product / Service Award

NOMINATED - **Glasgow Business Awards** 2025
Excellence in Communications

Public & planning engagement

Public & planning engagement
Overview

An initial briefing of The Social Hub concept was provided to Chief Planner, David Givan, and Team Manager, Elaine Campbell in August 2025. Following this, five pre-application meetings were held between October 2025 and February 2026. These were held with CEC Case Officer, James Armstrong, as well as Principal Planner, Paul Devaney, and with input from representatives of CEC Transport, Urban Design and Landscape. The pre-application request was registered under reference 25/04392/PREAPP.

The pre-application engagement process has been collaborative and constructive. The design proposals have evolved in response to feedback from CEC, the Edinburgh Urban Design Panel and the wider community. Supporting information requested through the pre-application process has also been provided as part of the application package.

We also had briefing sessions with:

- Councillor Lezley Marion Cameron (09.06.25)
- Canalside Trust (25.06.25)
- Janet Archer, CEO, Edinburgh Printmakers (25.08.25)
- Councillor Chris Cowdy (26.06.25)
- Gareth Barwell, Corporate Director of Place, CEC (15.08.25)
- Scott Arthur MP (19.08.25)
- Councillor Sanne Dijkstra-Downie (Oct 2025)

Please refer to the planning statement and PAC report for further details on these sessions. Please see separate consultation notes appendix for more detailed overview on the dialogue undertaken.







Public & planning engagement
Timeline

THE SOCIAL HUB

October 2025

Pre App 01
Concept and use mix, integration with wider site/surroundings

November 2025

25th Nov
Pre App 02
Site context, heritage, scale and massing, key views, daylight and sunlight analysis

27th Nov UDP
Massing, elevations and configuration, sustainability, and active travel

December 2025

18th Dec
Pre App 03
Public realm and servicing, emerging design concepts, flooding

January 2026

29th Jan
Pre App 04
Respond to comments, design, public realm

February 2026

12th Feb
Pre App 05
Wrap up + developer contributions

PAN process

8th Dec
Public Consultation Event 01
Pre-Christmas: concept and use mix, integration with wider site/surroundings, community benefit

26th Jan
Public Consultation Event 02
Post-Christmas: Scale, massing and configuration, townscape and visual impact, look and feel, street views and internal access

Target submission

Public & planning engagement

Public consultation - 8th of December 2025 & 26th of January 2026









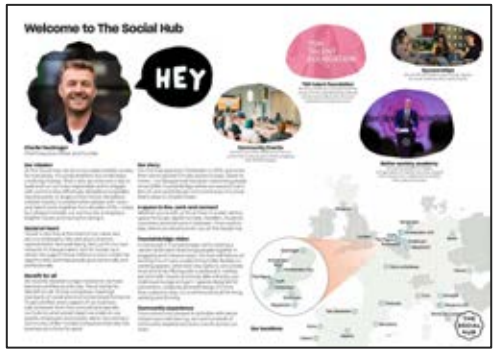


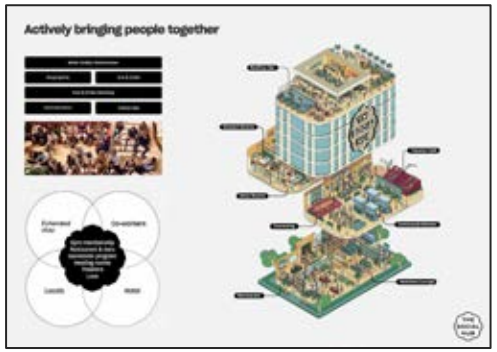




Public & planning engagement
Public consultation - 8th of December 2025 boards







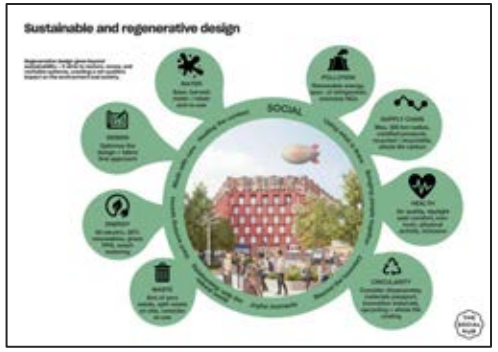


















Public & planning engagement

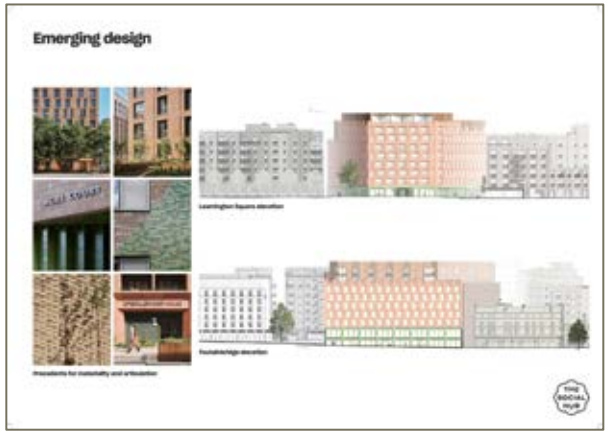
Public consultation 26th of January 2026 – additional / updated presentation boards





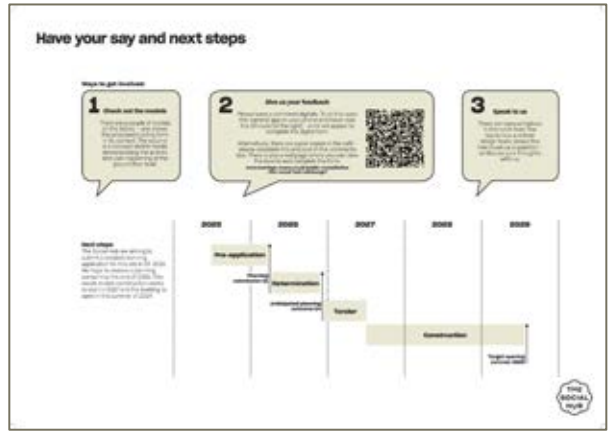












The Social Hub
Additional research

Additional research was commissioned by The Social Hub and conducted by the Diffley Partnership. Results are based on a survey of 300 respondents who live in the Fountainbridge area. Fieldwork was conducted in person using Snap Surveys between 30th January – 5th February 2026. Interviewers visited at varying times and dates to ensure a robust sample.

Overall sentiment

A majority of respondents (55%) viewed the proposition positively, describing it as either **“very positive”** or **“somewhat positive.”** 30% thought that the development will be ‘neutral’ and 15% thought the proposition is ‘somewhat’ or ‘very negative’.

Support was driven by expectations of social, economic, and environmental benefits for both residents and visitors:

- strengthen community connections
- create jobs
- support young people and students
- stimulate local economic activity
- and improve the appearance and vitality of Fountainbridge

Economic Impact and Job Creation

Supporters highlighted the potential economic benefits of the development, including:

- Increased job opportunities
- Greater local investment
- Additional income for the area
- Higher visitor numbers and footfall

Many respondents felt the project would contribute positively to the local economy and support wider area regeneration.

Benefits for young people and students

Respondents frequently identified young people and students as key beneficiaries. They believed the development would:

- Create employment opportunities
- Provide attractive facilities and amenities
- Help retain younger generations in the area
- Support the growing student population

Many felt the scheme would help keep the area modern, relevant, and appealing to young residents.

Regeneration and improved appearance

There was strong support for redeveloping the currently vacant site. Respondents felt The Social Hub would:

- Make productive use of an empty space
- Improve the visual appeal of the area
- Contribute to a cleaner, more modern environment
- Complement surrounding developments with its contemporary design

Many considered the project an important step in enhancing the overall look and feel of Fountainbridge.

Positive experiences from other The Social Hub locations

A small number of respondents had previously visited Social Hub locations in cities such as **Glasgow** and **Porto.** Their positive experiences increased their support for the Edinburgh proposal. These respondents praised the concept for bringing together a diverse range of people and creating inclusive, vibrant social spaces.

‘[The Social Hub will] bring the place up to same level as all other corners, more modern look and fresh. A good hotel venue and a more community vibe good for locals.’

‘[I] have been to the one in Glasgow - very diverse collection of people brought together.’

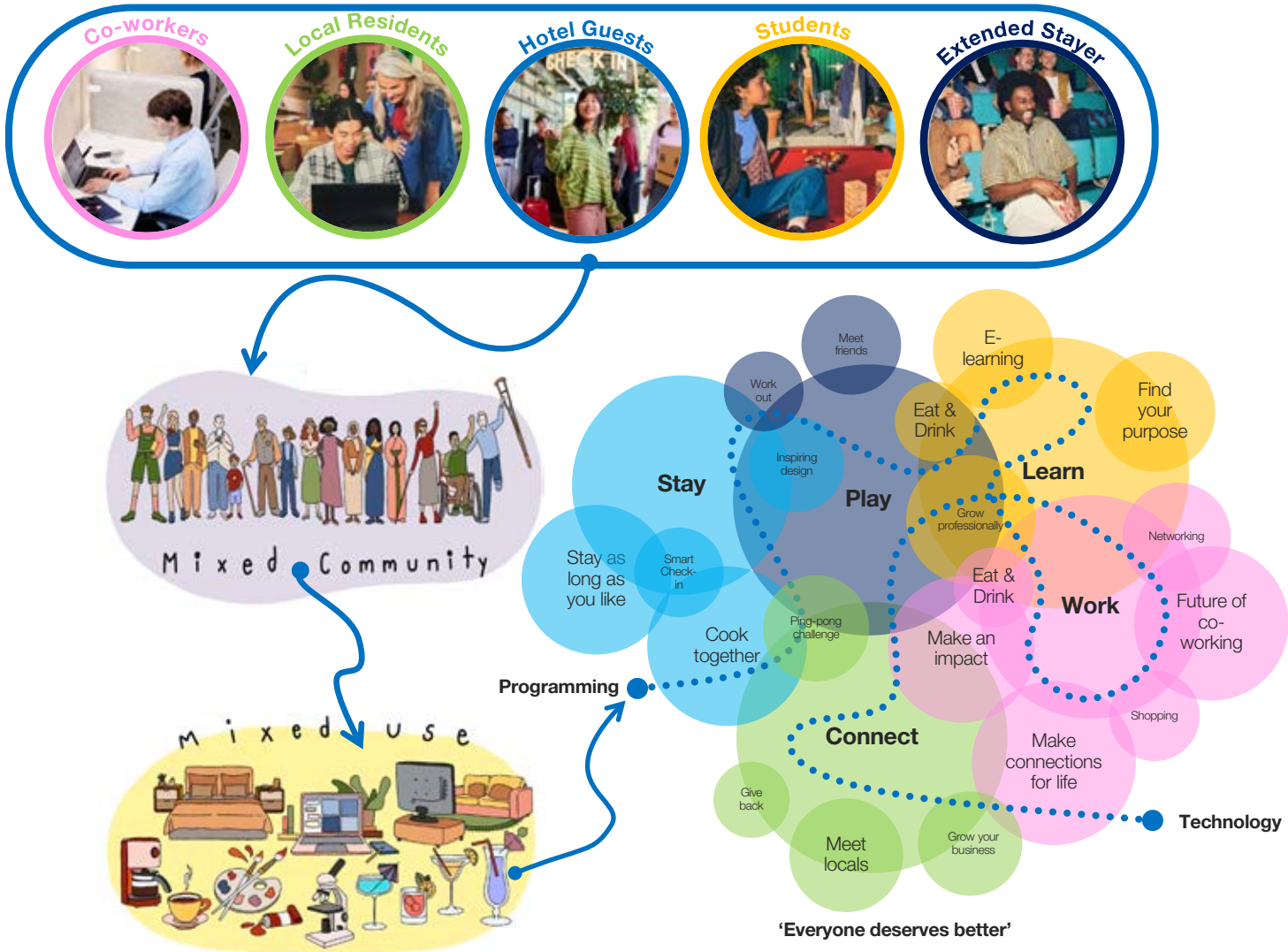
The Social Hub brief

The Social Hub brief

We believe that a better society is created when people come together

The Social Hub operates a distinctive and proven hybrid accommodation concept that brings together hotel use, extended stay, student living, co-working, leisure, food and beverage, and community-focused spaces within a single, cohesive building. At the core of the model is the belief that high-quality, well-managed mixed-use environments foster social interaction, support wellbeing, and contribute positively to the vibrancy of the surrounding area.

Unlike traditional single-use developments, The Social Hub delivers an integrated destination that remains active throughout the day and evening, creating a genuinely mixed community of short-stay guests, long-stay residents, students, co-workers, local community and visitors.



The Social Hub brief

The proposed mixed community in Fountainbridge







15% Extended stay / studios

5% Acc.

80% Double rooms

1,800sqm Co-working

550sqm Meetings + events

THE SOCIAL HUB

450sqm Clubhouse

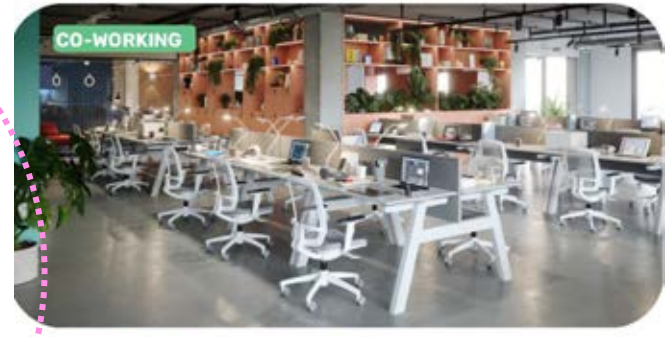
275sqm Community kitchen

600sqm Gym

150sqm Cafe

450sqm Rooftop bar

400sqm Restaurant (F&B)



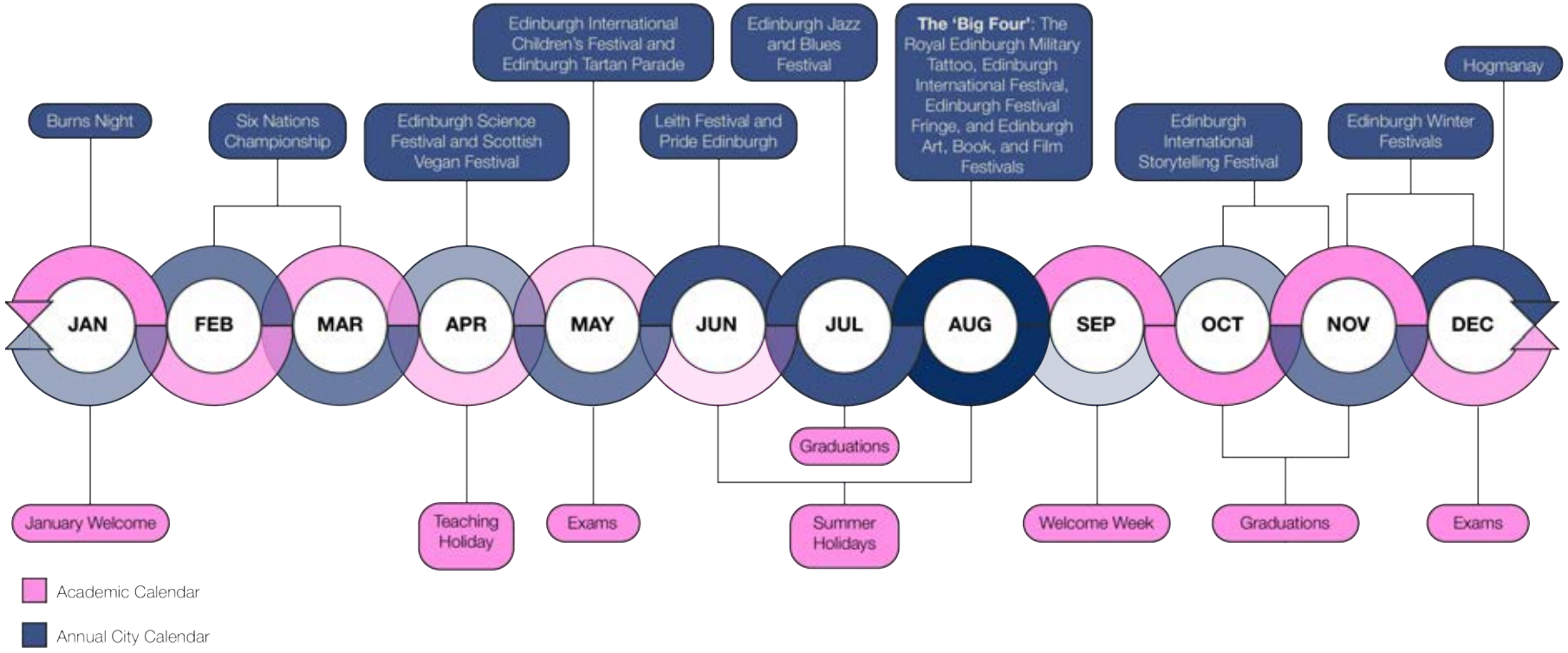




The Social Hub brief
Annual use

A key feature of the model is the flexibility of rooms between hotel and student use, enabled through bespoke building design, operational management, and year-round demand patterns. During academic terms, a significant proportion of rooms operate as student accommodation, with access to extensive shared amenity spaces.

Outside peak academic periods, when student demand naturally reduces, the building transitions to operating predominantly as a hotel. This flexibility is made possible through consistent room layouts, adaptable furniture and fittings, and a unified management system that can “dial up or down” the proportion of rooms allocated to each user group.



The Social Hub brief
A ‘day in the life’ for different users

A core strength of The Social Hub model lies in its ability to blend hospitality, extended stay, education, co-working, and leisure uses into a single, coherent ecosystem. This creates an environment where different user groups—students, young professionals, business travellers, short-stay visitors, and local residents—interact in a natural, unforced way. The result is a place that feels active, safe, and socially rich throughout the day and evening.

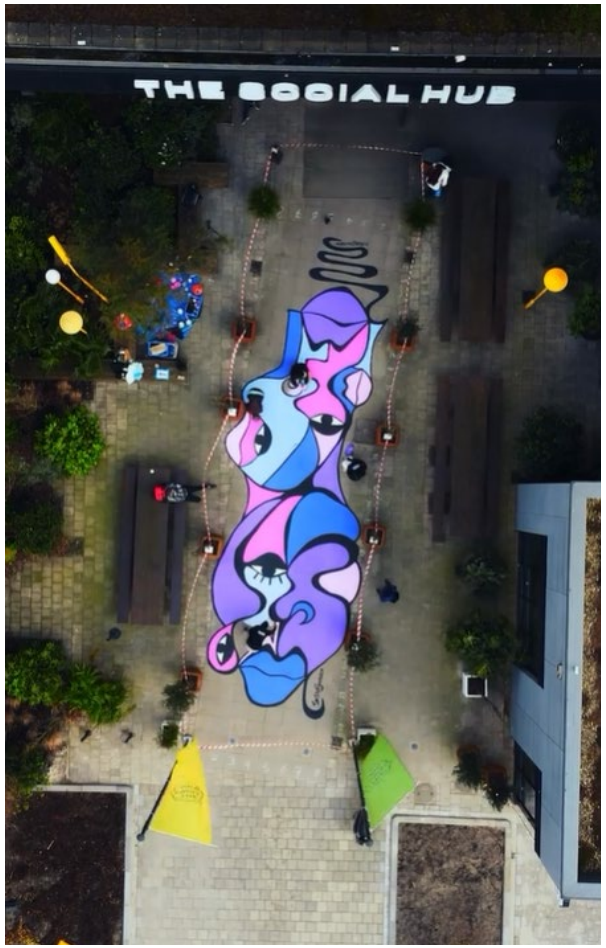
By deliberately removing hard boundaries between “hotel guests,” “residents,” and “workspace users,” the ecosystem encourages spontaneous crossover between groups. Shared amenities such as lounges, co-working areas, study zones, event spaces, cafés, and fitness facilities function as social condensers. This design philosophy prioritises permeability and openness, avoiding the siloed nature traditionally found in student housing, extended-stay hotels, or corporate workspaces.

Public-facing spaces ensure that local residents feel welcome and are able to participate in the life of the building. This openness reinforces the role of The Social Hub as a community asset, supporting social cohesion, reducing isolation, and enabling local people to benefit directly from the cultural, educational and entrepreneurial activity taking place within the building.



	Co Worker	Local Resident	Hotel guest	Extended Stayer	Student	Neighbourhood Member
AM	Hit the gym - group exercise class with local residents Get some work done	Walk to The Social Hub - grab a coffee with a friend Touch down to work in the Clubhouse	Meet other guests for breakfast in the restaurant Head into the city - taking a walk along the canal	Coffee and croissant to go I’m hosting an mportant work meeting in a The Social Hub meeting suites	Spin class then breakfast in the communal kitchen Head into Uni for a lecture	Meet up with other locals for a fun fitness class Meet a local artist for a coffee and a chat
PM	Meet a student for lunch and mentoring session Take a private meeting in a call booth	Get a bite to eat at the restaurant, and whilst waiting for an afternoon art session get chatting to a resident student	Back to the hotel for drinks on the rooftop - get chatting to some locals!	Working lunch with my boss, who flew in this morning, we’re planning a big event hosted here	Time to hit the books in the cowork space, someone asks me about my PHD project, turns out they love the concept!	Off to the meeting room for a hybrid meeting with potential collaborators for a new exhibition we’re hosting here
Eve.	Grab a drink with other coworkers in Leamington Square	Choir practice with my local group - in one of the big collaboration rooms	Dinner in the square, with some friends who live in the city	Yoga session to unwind - catch up with some of the resident students	Meet a group of ‘extended stayers’ to go to a pizza night in the kitchen	Attend tonight’s member event and relax afterwards at the rooftop bar

The Social Hub brief
Meet your community



The art of being a woman

Supporting International Women's Day with Sisters Janssen creating a mural at The Social Hub in Amsterdam that celebrates female self-expression and empowerment



Ready to explore Glasgow's art & culture scene?

The Social Hub's City Guide provides a map to the best creative hotspots around the city, encouraging guests to explore beyond The Social Hub itself.



Hosting Pop Ups that enliven the local area

Park Lane Market x Second Hand Wonderland Market's in Glasgow uniting to showcase local crafts and second-hand gems.



Community Portraits

Spotlighting the inspiring people and passion projects such as Yamuna Forzani and Cathelijne Blok, as they challenge perspectives and celebrate self-expression in all its forms.

The Social Hub brief
Co-working community

The Social Hub in Edinburgh will provide 19,500sqft of co-working space and 6,000 sqft of meeting and events space. The Social Hub's co-working model features 3 membership options:

- **Flexible desks** (84no)
- **Dedicated desks** (106no.)
- **Dedicated private space** (36 offices – providing 228 workspaces ranging in size from 4 > 20 people)

TOTAL workspaces: 418

The Social Hub model recognises that shared workspace providers often focus on enterprise deals for companies looking for 20+ desks, which results in a shortage of space for start ups and scale ups. This is why their co-working model goes up to group sizes of 20 people.

They offer a highly flexible membership model ranging from day passes to fully serviced private offices. In addition to this The Social Hub offers companies support through weekly networking and community events. They work hard to connect local talent – both residents and guests – to business and work opportunities.



Site & context

Site & context
Wider context

The site benefits from excellent public transport accessibility, reflecting its central location. Fountainbridge is well served by regular bus routes that provide direct connections to the city centre, surrounding neighbourhoods, and key transport interchanges. The wider area also offers convenient access to Haymarket Station, which lies within walking distance and provides rail, tram and bus links to regional and national destinations. Local streets and the canal corridor support high levels of pedestrian and cycle movement, with established active travel routes offering safe, direct connections throughout the city. These combined networks ensure the site is well integrated and highly accessible for a broad range of users.



Site & context
Site location

The surrounding context is highly varied and evolving. Significant new development is progressing in close proximity, with major residential schemes to the north across Dundee Street and residential led development emerging to the southeast. To the west, additional masterplanned development land forms part of the wider regeneration strategy for Fountainbridge. The local area also provides a mix of hotels, offices and commercial buildings, contributing to a diverse urban character.

A short distance to the south, the Union Canal—a Scheduled Monument and well used active travel corridor—provides an important recreational and movement asset, enhancing the setting and offering strong pedestrian and cycle connectivity.



Site & context
Historic development

The site and surrounding area were intensively developed from the early 19th Century as part of the western development of the City of Edinburgh, influenced by the introduction of canal, then railway infrastructure alongside housing and amenities for workers.

For much of the 20th Century and until recently, the site and surrounding area have been dominated by large industries. Originally the significant Castle Mills complex was built to manufacture silk. They were then converted to rubber production by the North British Rubber Company. In the latter part of the 20th Century the site was cleared, and the Fountainbridge Brewery was established. This closed in the 1990s.

The early 21st Century has experienced dramatic clearance of the former industries. In recent years, mixed use regeneration has been created in line with the Fountainbridge Development Brief prepared by City of Edinburgh Council in 2008. The site is currently a cleared area, and it is the last plot to come forward for a detailed planning application as part of this wider area regeneration.



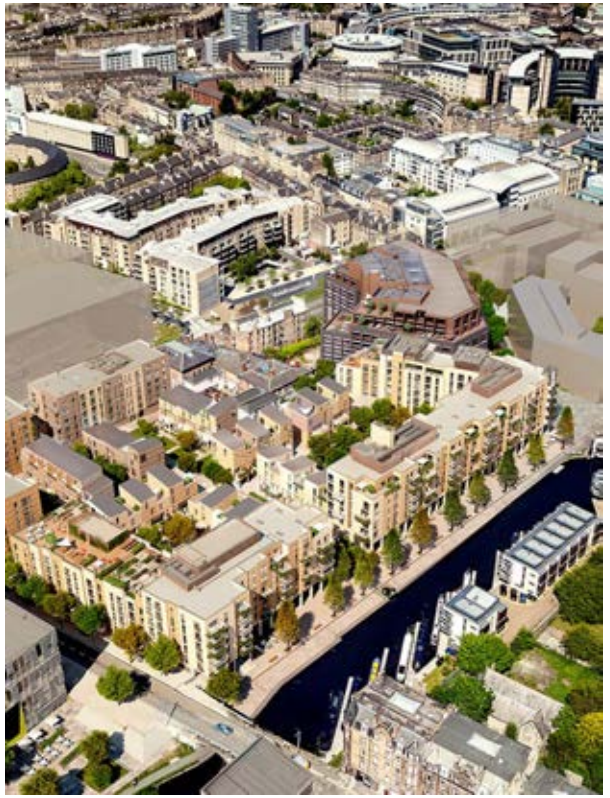
1830s - 1960s

Built for silk production, it was then home to North British Rubber Company - *"The home of the Wellington Boot"*



1970s - 2005

Fountainbridge Brewery, developed by Scottish & Newcastle plc



2019

Indicative masterplan (19-03097-PPP)

Masterplan

Masterplan
Planning history

The site lies approximately 60 metres south of 199 Fountainbridge, and forms part of a long-established redevelopment area shaped by an approved Development Brief (2008) that has guided the transformation of the wider Fountainbridge neighbourhood. Over time, a sequence of planning applications has established the principle of a comprehensive, mixed-use masterplan across the broader area. Within this context, the application plot is one component of the overall framework and is being developed in line with the strategic direction set by earlier consents and the wider vision for the Fountainbridge Area.

The approved development brief 2008

The brief for the wider Fountainbridge area was developed by the Council through consultation with local communities. The objectives were:

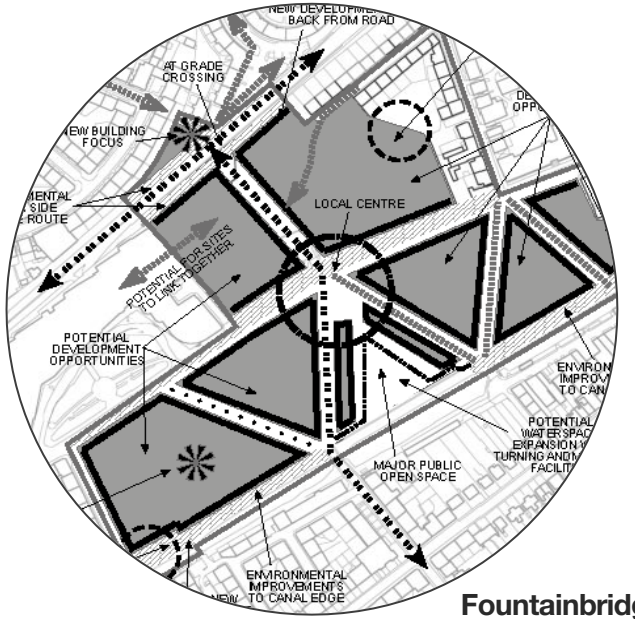
Sense of place - the creation of an outstanding environment where people can enjoy living, working and relaxing - and which utilises the unique quality of the canal.

Integration - to enable the integration of developments into the surrounding communities, through increased permeability and appropriately located uses.

Movement - to improve north south linkage and enhance access for pedestrians and cyclists to key transport nodes. Transport requirements must be incorporated within high-quality public realm.

Heart - the creation of a new focal point through a mix of community and commercial uses, forming a strong relationship with the waterfront and Fountainbridge.

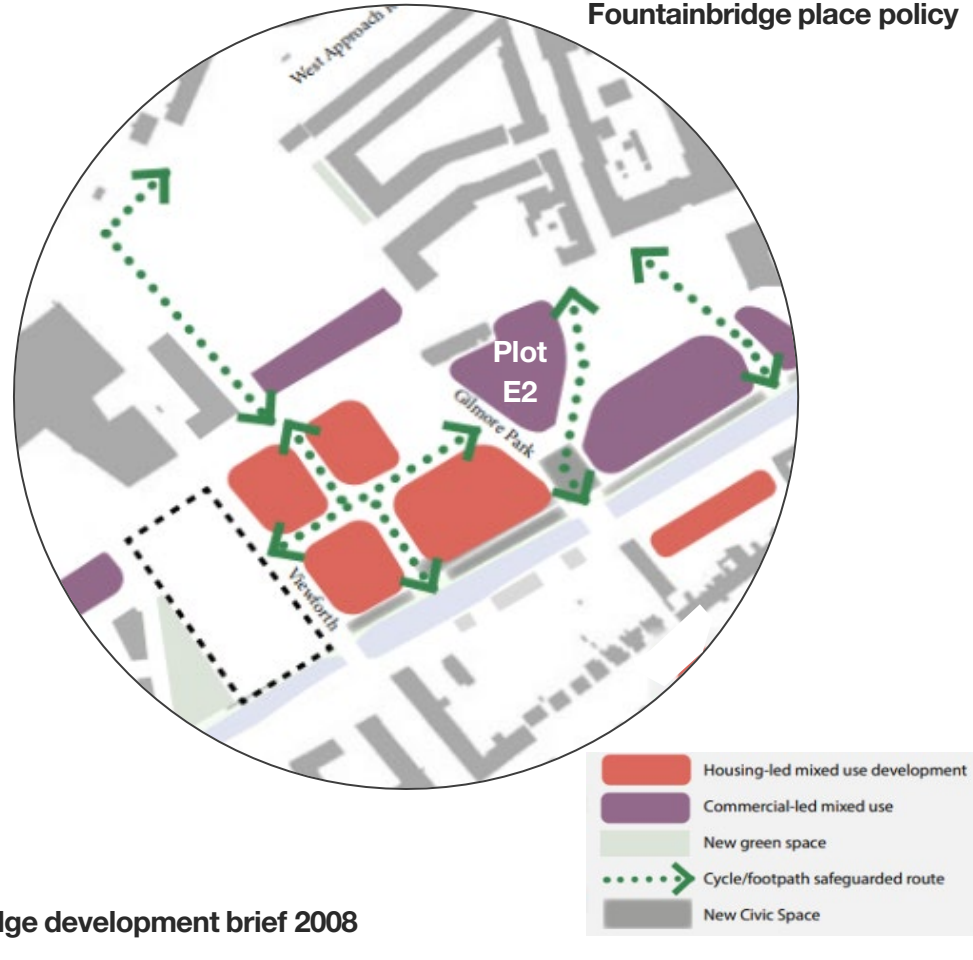
Space - the creation of a number of high quality civic and public open spaces. These could be integral to the overall urban form and should be safe, usable and accessible.



Fountainbridge development brief 2008

The site is located within the 'City Centre' designation under City Plan 2030 and is a key part of the Fountainbridge Place Policy 2 (see diagram below). The site is known as Plot E2.

Fountainbridge place policy



Masterplan
Uses and zoning

Previous planning consent 2014
Uses and zoning
In September 2011 a Planning Permission in Principle (PPiP Ref:10/02955/PPP) for the wider CEC owned Fountainbridge site was granted for mixed-use redevelopment. As part of this Plot E2 was consented for hotel and office use. Since the previously approved PPP a substation has been built to the northwest edge of the site – which reduces the plot footprint.

Although the masterplan consent has since lapsed, it continues to shape the overarching development ambition for the area. The proposed development is being submitted as a standalone major planning application, informed by and reliant on the Policy Place 2 vision and the surrounding masterplan consents that will be delivered.



Masterplan
Masterplan concept

The Social Hub proposal is the ‘last piece in the jigsaw’ of the Fountainbridge masterplan development. You can see the Plot E2 location within the consented landscape design adjacent. This was consented via an Approval of Matters application (22-04045-AMC).





Masterplan
Open space

Leamington Square

This key public space sits at the intersection of the Union Canal towpath, Gilmore Park and the main route from the Moxy Hotel on Fountainbridge. This will be a public gathering space with the central focus being the reinstated Fountainbridge Brewery Clock.

The Square will be paved in Scottish Whinstone sett paving overlain by a series of ‘landscape islands’ contained by concrete seating walls. The islands will provide the planting structure for a variety of functions, including relaxation, informal play and Saturday Market-type stalls.

The proposed planting types include the use of rain garden structures to drain paved surfaces and provide opportunities to increase local biodiversity through the use of plants for pollinators. The careful selection of trees and specimen shrubs will provide an attractive layering effect to the planting scheme while providing shade and shelter to seating areas.

The new public open space is outwith the site boundary and is not part of this application. It will be delivered as part of the adjacent Cruden and Buccleuch development.



Masterplan

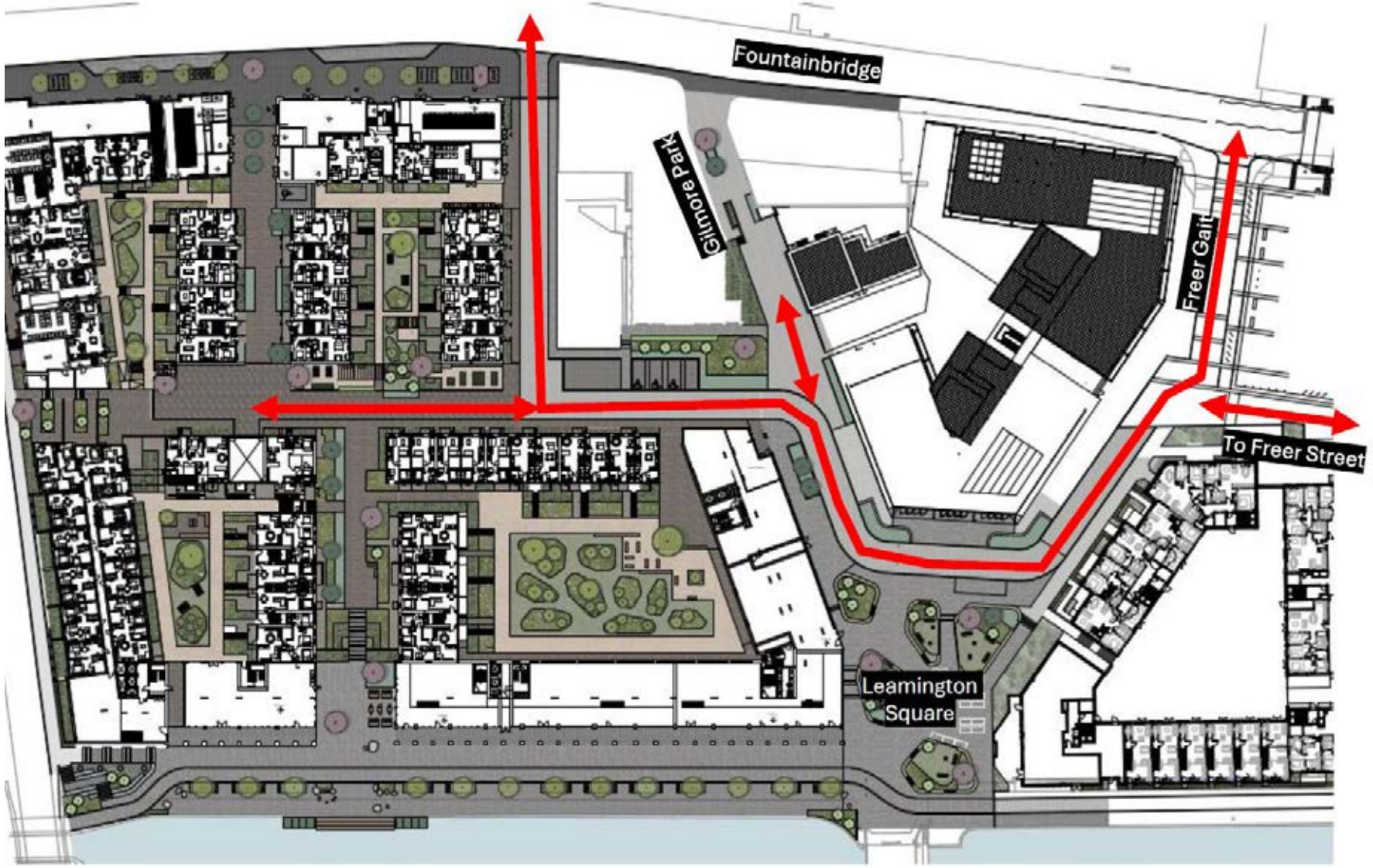
Access and movement – consented AMC strategy

2-way vehicle access everywhere

This page outlines the consented vehicle movement strategy, with 2-way vehicle movement provided throughout the masterplan. The servicing bay to the west of our plot will be used to support The Social Hub development. Design development and consultation between Cruden and Buccleuch, the CEC roads team and other parties is ongoing.

Considerations

- Gilmore Park acts as a key active travel route
- 6m wide, 2-way vehicle route separates The Social Hub from Leamington Square
- Tight bends for vehicles to negotiate the route through Leamington Square, with potential for conflict at corners
- Active travel route between Leamington Square and Fountainbridge requires vehicle route crossing



Architectural design

Architectural design
Site & building organisation

Step 1: Extrude the site footprint

The building's footprint follows the approved PPiP and is a result of the convergence of Gilmore Park and Freer Gait - 2 keys routes into Leamington Square.

Step 2: Create a lightwell

A lightwell will be created to give daylight to the centrally located hotel rooms.

Step 3: set back upper floors

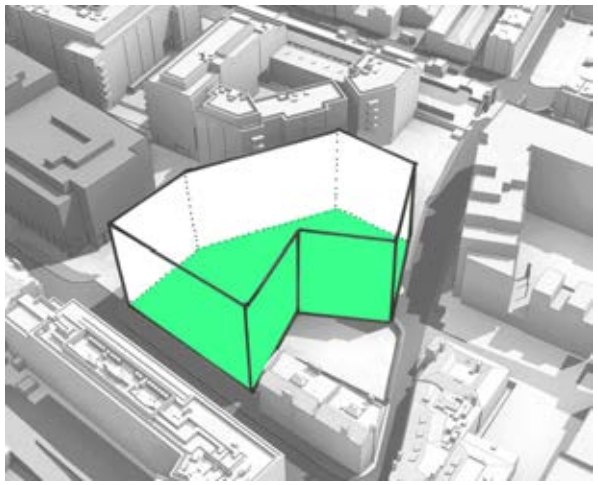
The upper most floor will be recessed away from the facade line. This gives a leading edge which broadly aligns with the Fountainbridge 'shoulder' height created by buildings along the length of the road. The biggest set back will be created on the corner adjacent to the tenement building, which is one of the smallest building in this context.

Step 4: Pop up for bar

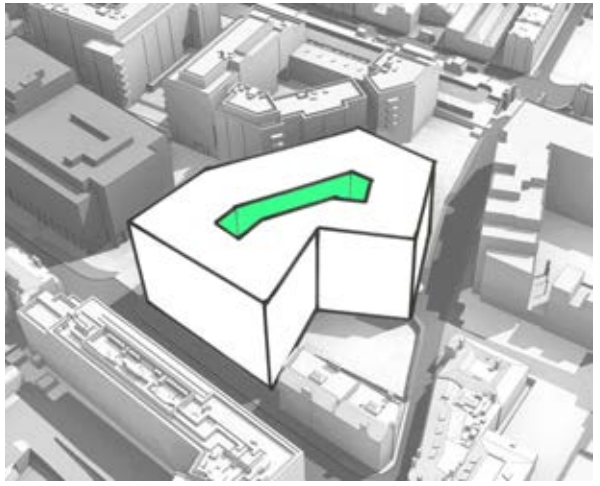
The rooftop bar will be elevated by a floor to create separation from a circulation perspective. This also enables a deeper floor zone to be incorporated to give acoustic separation.

Step 5: Celebrate views and the entrances

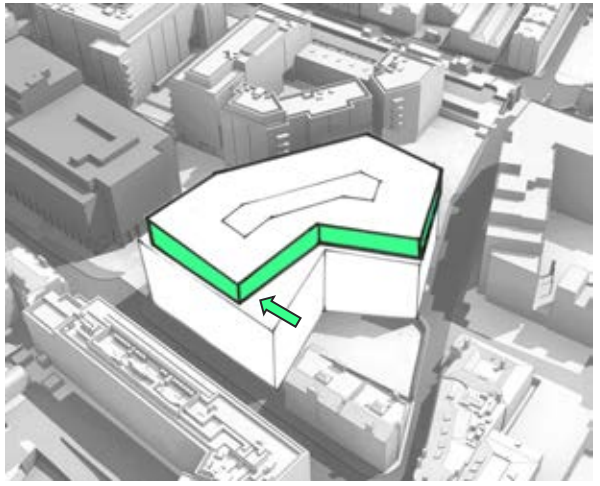
A 'zigzag' articulation along the Fountainbridge and Leamington Square façade will help to frame views to the Castle and the Pentland Hills and will create visual interest in street views. The entrances will also be located on these 2 key frontages.



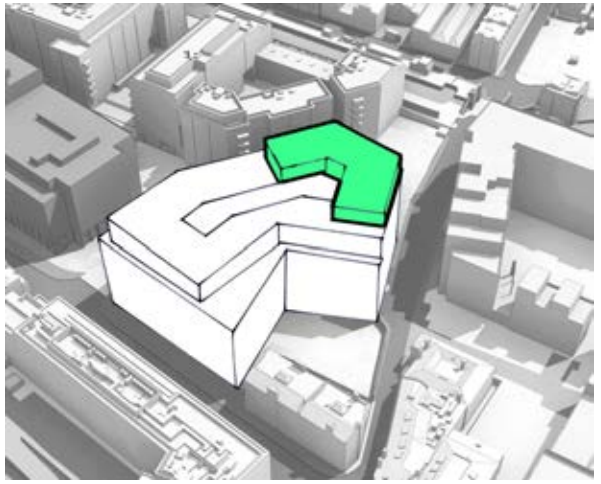
Step 1: Extrude the site footprint



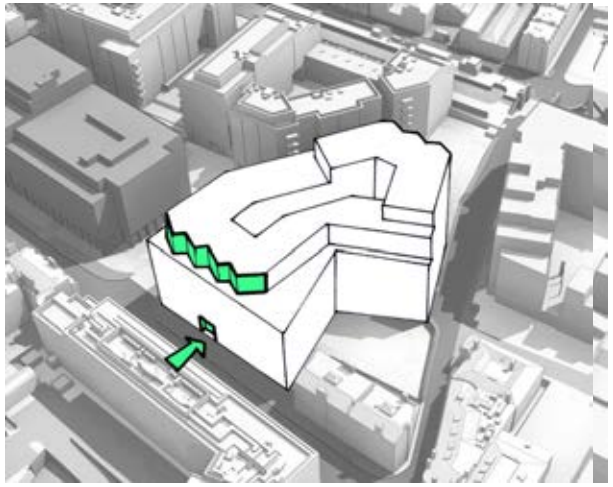
Step 2: Create a lightwell



Step 3: set back upper floors



Step 4: Pop up for bar



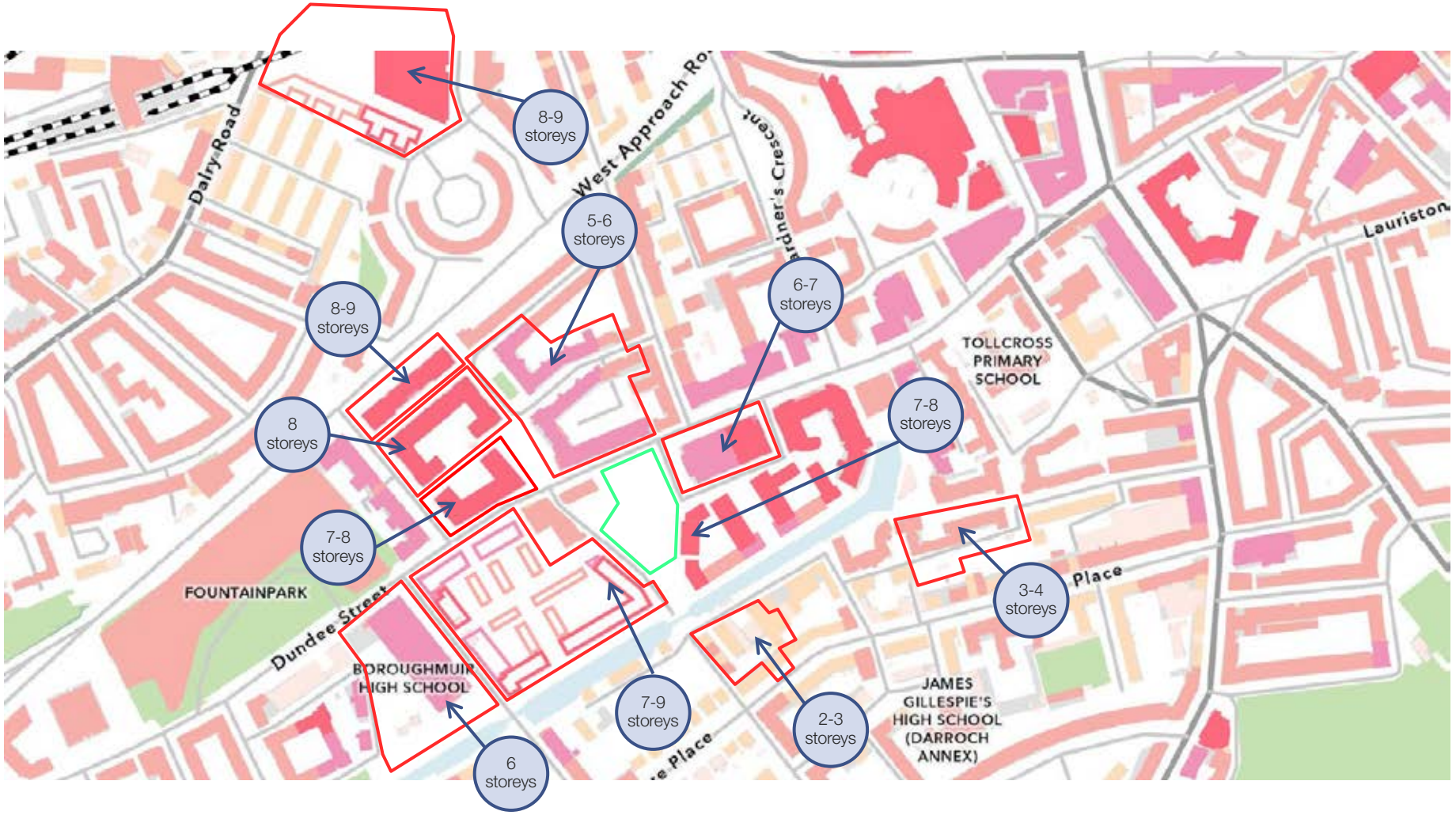
Step 5: Celebrate views and the entrances

Architectural design
Scale, massing & heights

There has been significant development in Fountainbridge in recent years, with many 7>9 storey buildings emerging. As one of Edinburgh's remaining large scale brownfield sites, there is an emphasis from NPF 4 that higher density sustainable developments are supported to help create 20-minute neighbourhoods.

The height and massing of the building will respond to the local context. The Fountainbridge façade will broadly align with the shoulder height as seen in views along Fountainbridge stepping down the form to align with established Fountainbridge street alignment.

The proposed massing has been demonstrated to not affect the city's protected view cones and has limited visibility other than in close proximity to the site. Please refer to the accompanying TVIA for further townscape analysis.

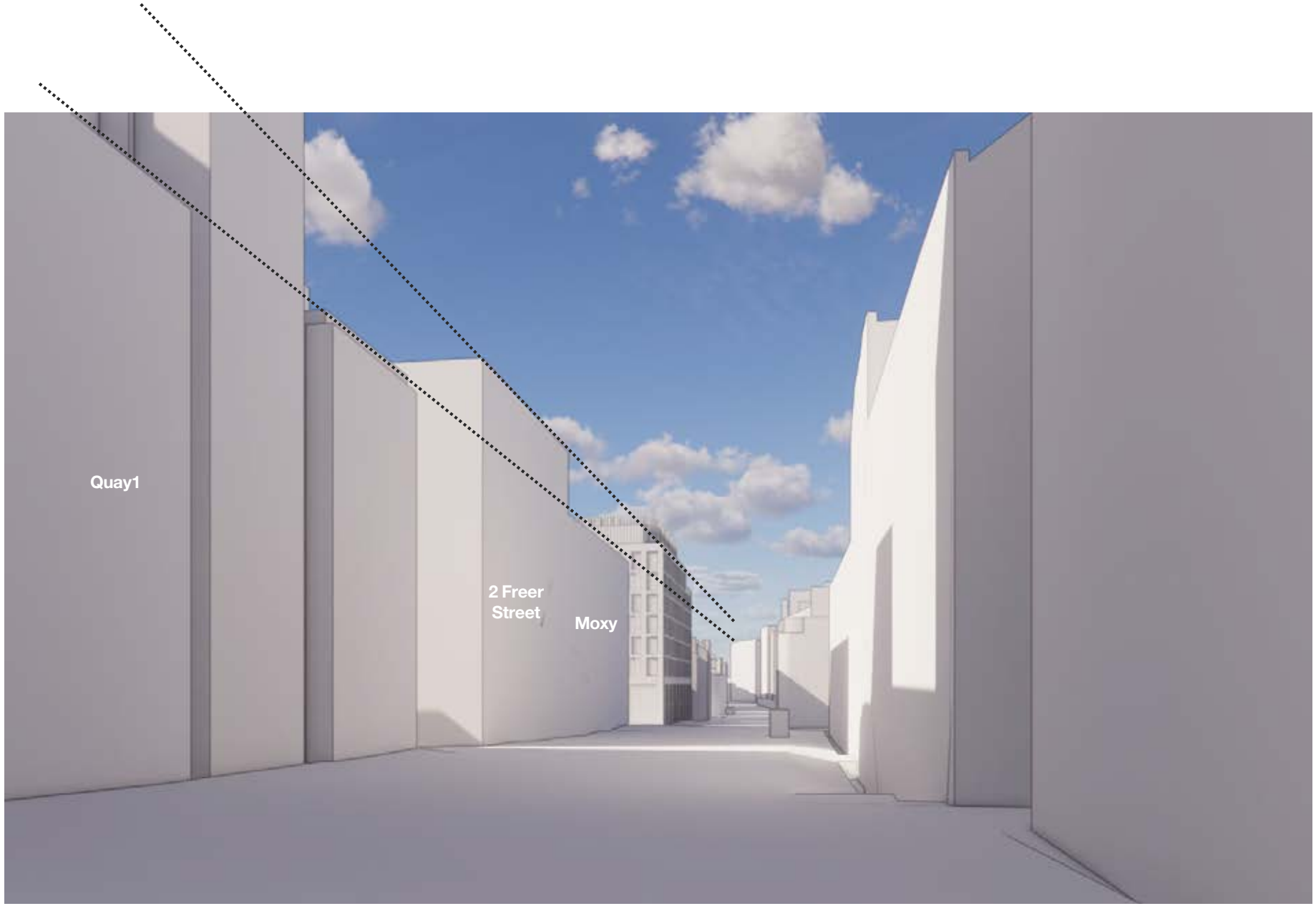


Heights of emerging context - constructed/refurbished post 2000

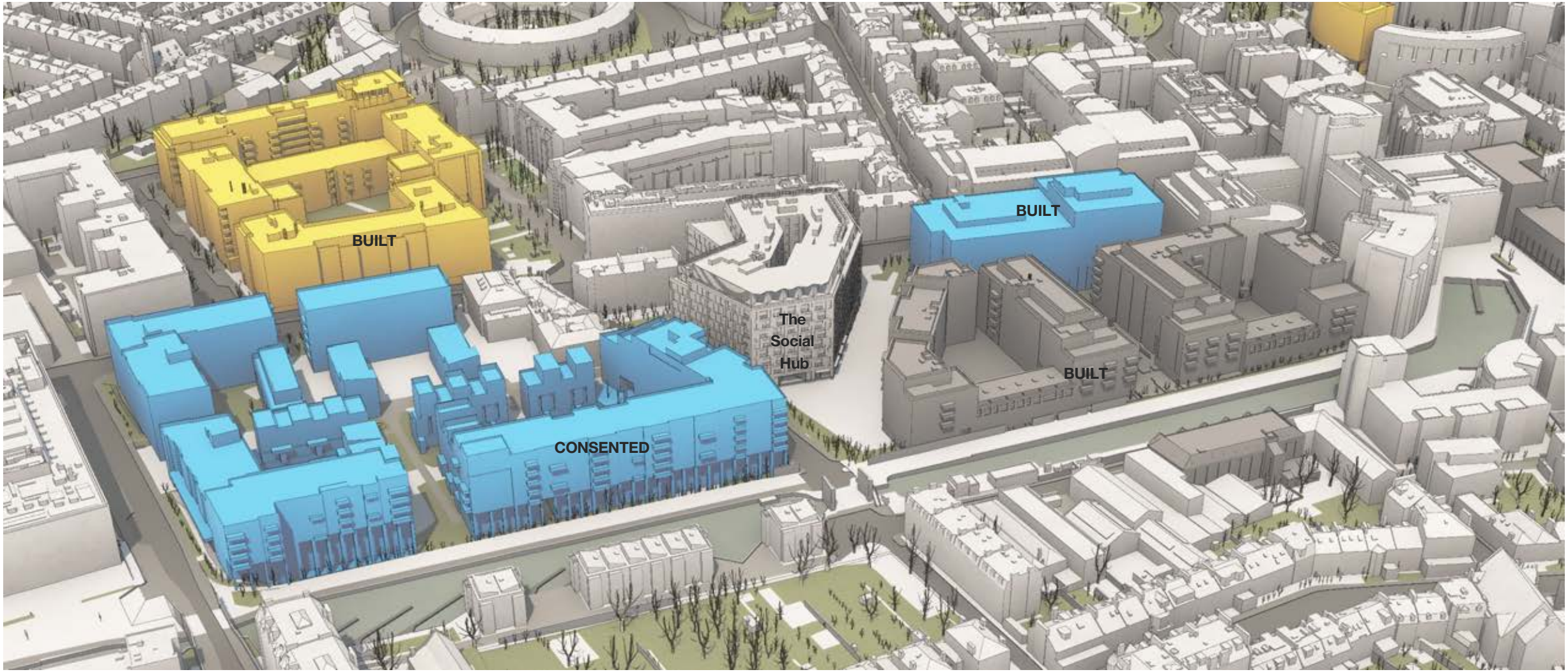
Architectural design
Scale, massing & heights

As you look west along Fountainbridge towards Dundee Street you see that the south side of the road has an established language of stepping blocks. The first (on the left-hand side) is Quay1, followed by 2 Freer Street and the Moxy block.

The Social Hub's proposal follows this pattern of development which creates 'stepping blocks'. The proposed massing has evolved to and step down in height towards the tenement building. The uppermost floor of the building steps back from the primary building form to be recessive and less prominent in local views.

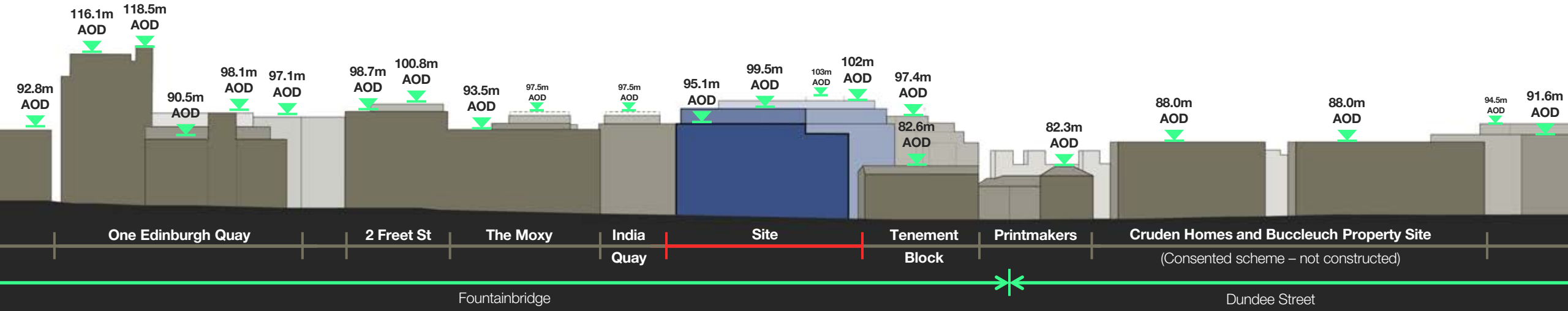


Architectural design
Scale, massing & heights



Architectural design
Scale, massing & heights

Fountainbridge falls gradually from east to west. Note that there is no consistent building height with a number of steps up and down along the length of the street.

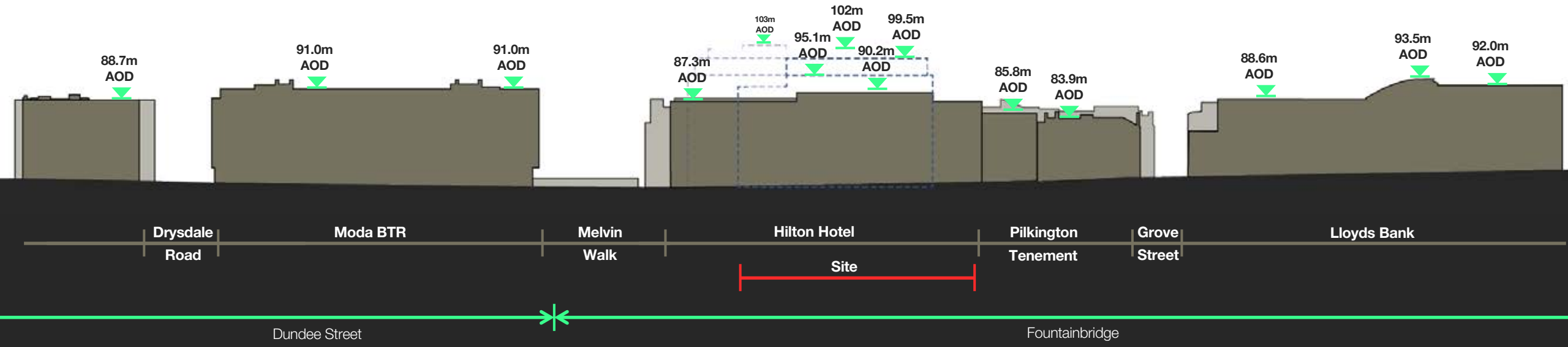




All AODs taken from roof levels as modelled in VuCity
Includes parapets

Architectural design
Scale, massing & heights

The scale of buildings to the north of Fountainbridge is generally more consistent than to the south.

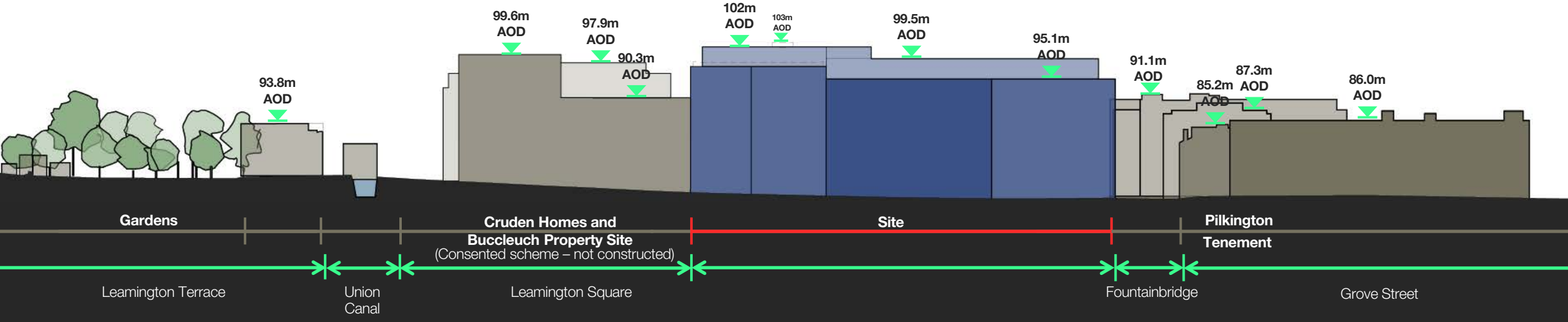




All AODs taken from roof levels as modelled in VuCity
Includes parapets

Architectural design
Scale, massing & heights

There is a significant fall of c4.5m along the length of the site from Leamington Square to Fountainbridge. The proposed building massing is tallest to the south where the rooftop bar enjoys a prominent location, and steps down to the north mirroring the falling topography.





All AODs taken from roof levels as modelled in VuCity
Includes parapets

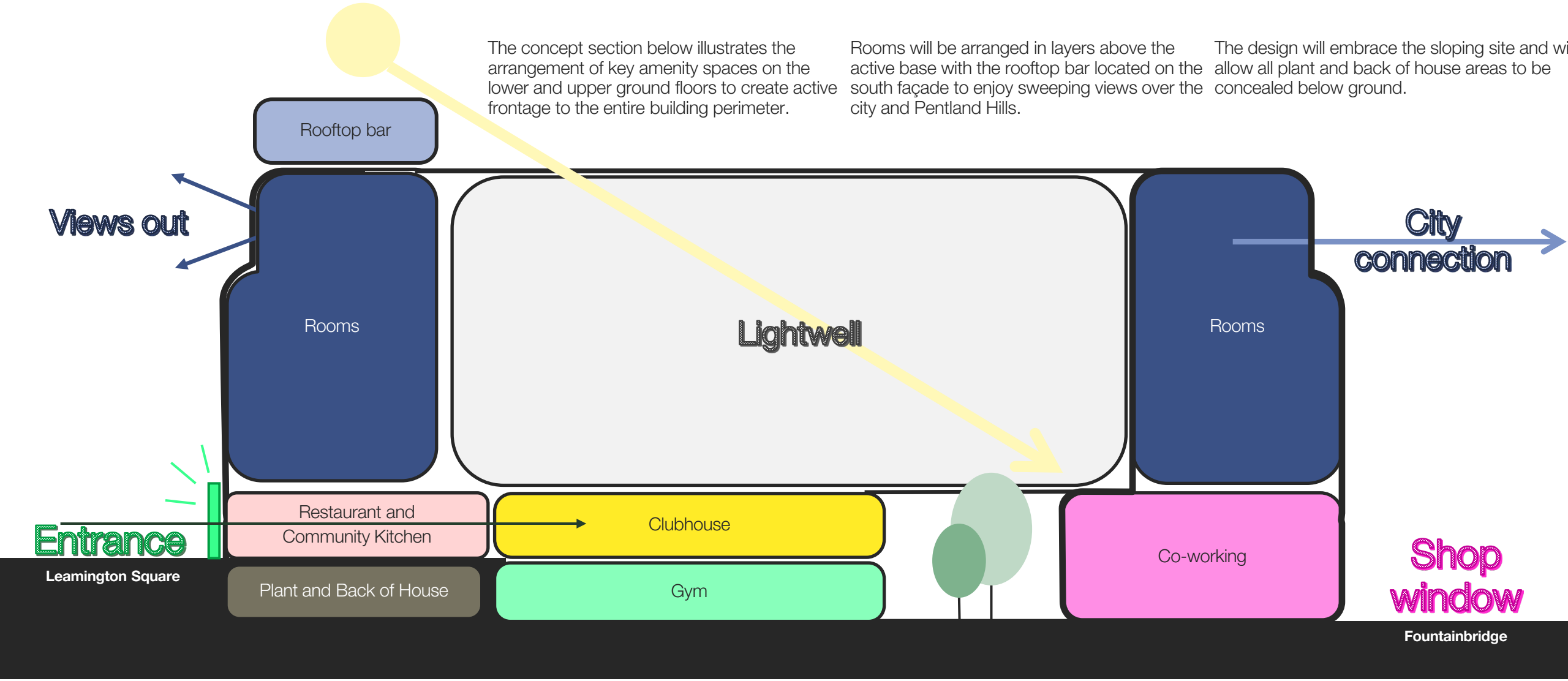
Architectural design

Building concept section: interlocking, hybrid uses

The concept section below illustrates the arrangement of key amenity spaces on the lower and upper ground floors to create active frontage to the entire building perimeter.

Rooms will be arranged in layers above the active base with the rooftop bar located on the south façade to enjoy sweeping views over the city and Pentland Hills.

The design will embrace the sloping site and wi allow all plant and back of house areas to be concealed below ground.



Architectural design
General arrangement - Section A-A



Leamington Square

The Social Hub

Fountainbridge

Architectural design
General arrangement - Section B-B

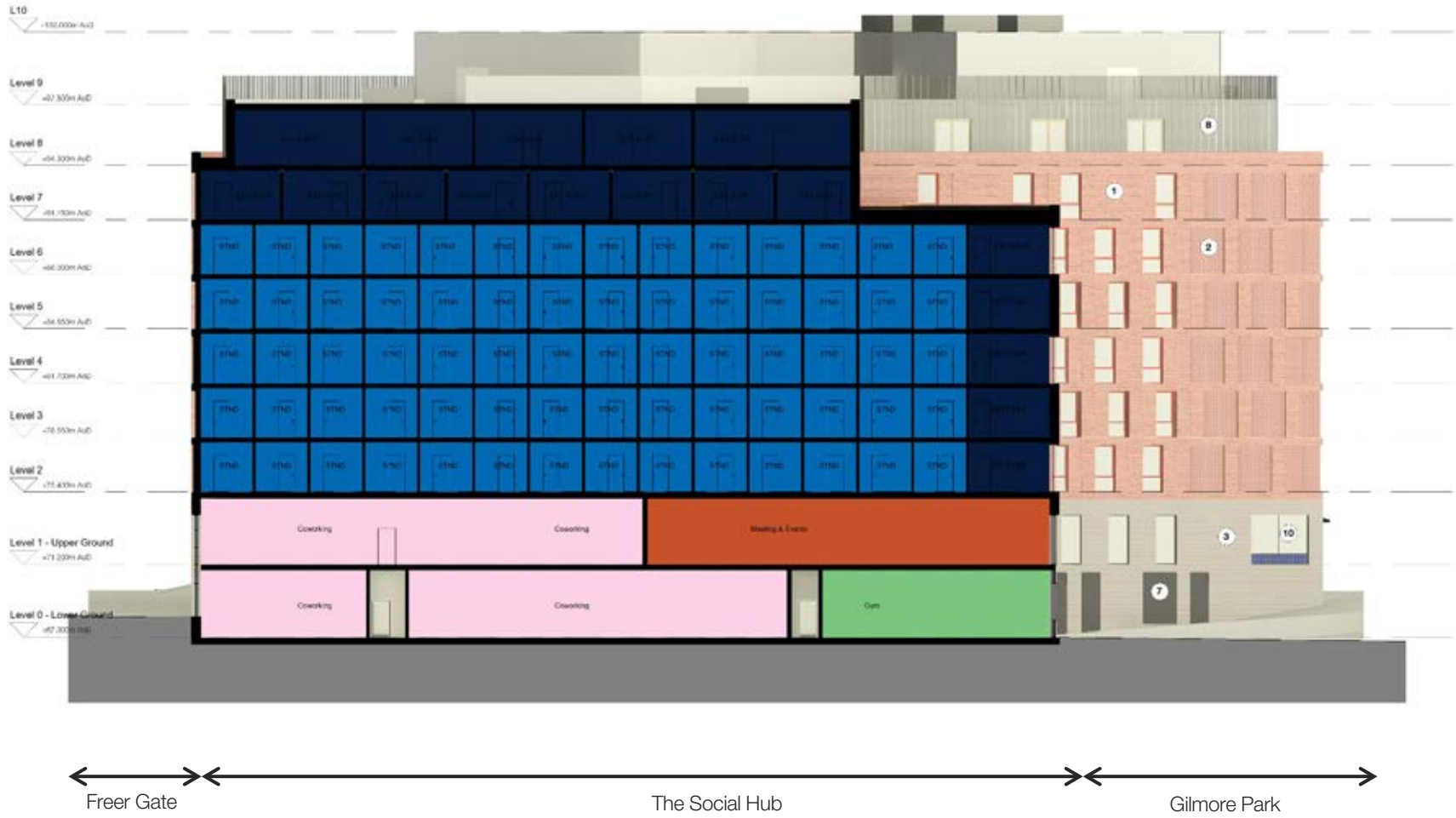
- Co-work
- Restaurant
- Café
- Reception/Clubhouse
- Community kitchen
- Meeting & Events
- Plant/BOH
- Gym
- Studios with kitchenettes
- Semester standard
- Accessible rooms
- Extended stay rooms
- Hotel premium rooms
- Hotel standard



Freer Gate — The Social Hub — Gilmore Park

Architectural design
General arrangement - Section C-C

- Co-work
- Restaurant
- Café
- Reception/Clubhouse
- Community kitchen
- Meeting & Events
- Plant/BOH
- Gym
- Studios with kitchenettes
- Semester standard
- Accessible rooms
- Extended stay rooms
- Hotel premium rooms
- Hotel standard



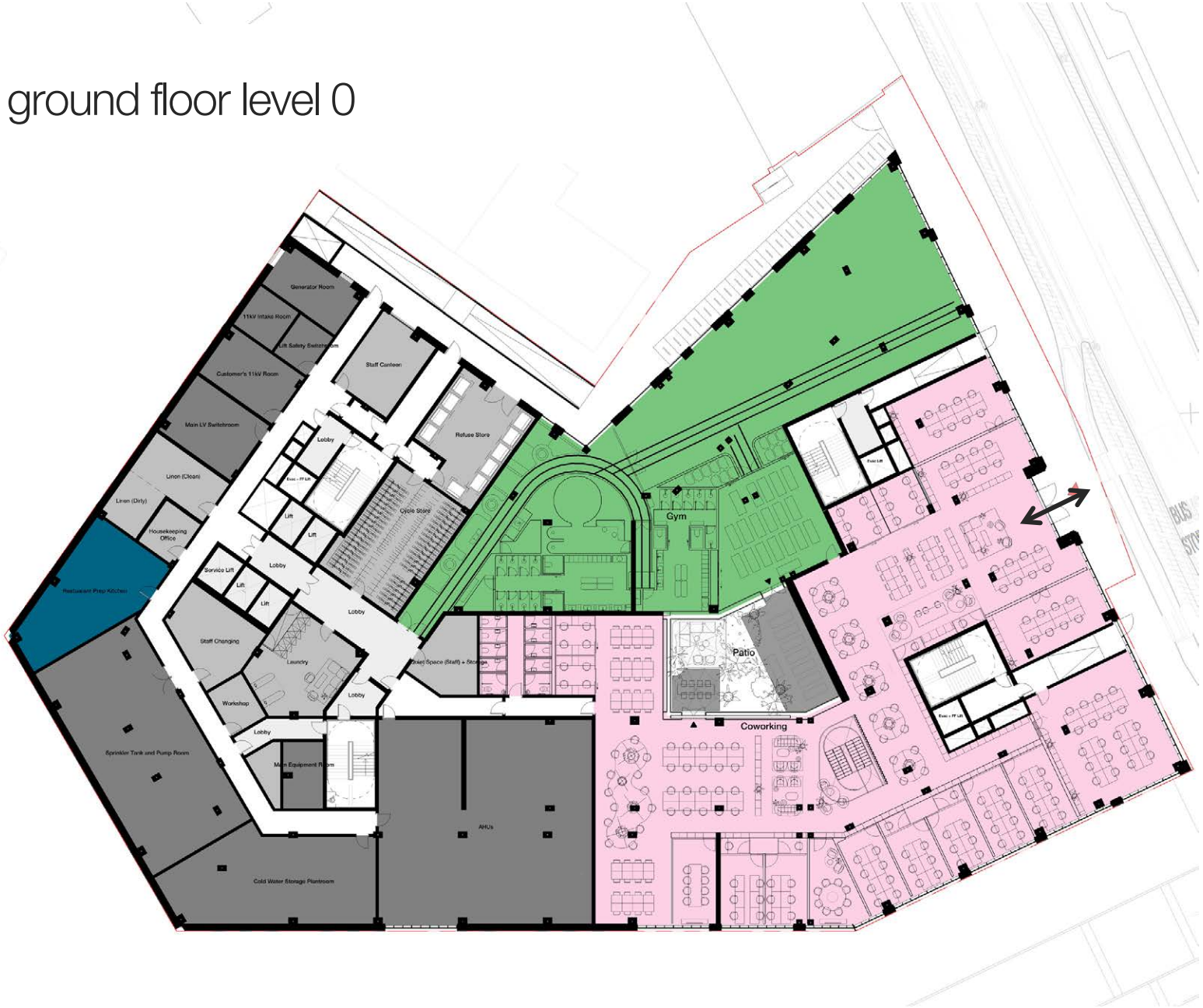
Architectural design

General arrangement – lower ground floor level 0

The lower ground floor will have a primary entrance from Fountainbridge in the centre of the plan. This will give access to the co-working space within. There will be a feature stair within the co-working space to enable co-workers to circulate between the lower and upper ground floors easily.

The gym will be located on this floor and will have street presence on the north-west corner. Changing facilities will be located in the heart of the plan where there is limited daylight.

The site topography means that some of the floor plate will be below ground – these areas will provide technical and back of house support spaces.



- Co-work
- Gym
- Plant/BOH
- Prep kitchen

Architectural design

General arrangement – upper ground floor level 1

The upper ground floor will have a primary entrance onto Leamington Square. The building will provide important activation of this significant public space though ‘spill out’ from the café (to the right of the entrance) and a restaurant (to the left). These F&B spaces will both have their own direct means of access.

In the heart of the plan will be the ‘clubhouse’- this is a key community space and will provide social hangout areas, touchdown workspaces alongside check-in and support functions. The community kitchen will be a ‘master chef’ style kitchen space. There will be a large format event space with pivoting walls – so that it can be open to the clubhouse or closed for private events. Smaller bookable meeting and events spaces will be provided in the north-west area. There will also be access to the co-working space from this level.

KEY

- Co-work
- Restaurant
- Café
- Reception/Clubhouse
- Community kitchen
- Meeting & Events
- Plant/BOH



Architectural design
General arrangement – level 3

The upper floor will follow a similar pattern with a ‘donut’ shape and circular corridor linking all bedrooms and the 4 circulation cores. The primary bank of passenger lifts will be to the left as you enter the building. 3 of the cores will provide evacuation lifts, and the fire fighting cores will be located top left and bottom right – on this page.

Student bedrooms will face externally to ensure they have sufficient daylight and good views outside.



KEY

- Studios with kitchenettes
- Semester standard
- Accessible rooms
- Extended stay rooms
- Hotel premium rooms
- Hotel standard
- Plant/BOH

Architectural design
General arrangement – level 7

At this level, the building will pull away significantly in terms of massing, from the tenement building to the west. Extended stay room types will be introduced on this floor.



- Studios with kitchenettes
- Semester standard
- Accessible rooms
- Extended stay rooms
- Hotel premium rooms
- Hotel standard
- Plant/BOH

Architectural design
General arrangement – level 8

At this level, the uppermost level of accommodation will be articulated to ‘frame’ key views to the Castle to the north east.



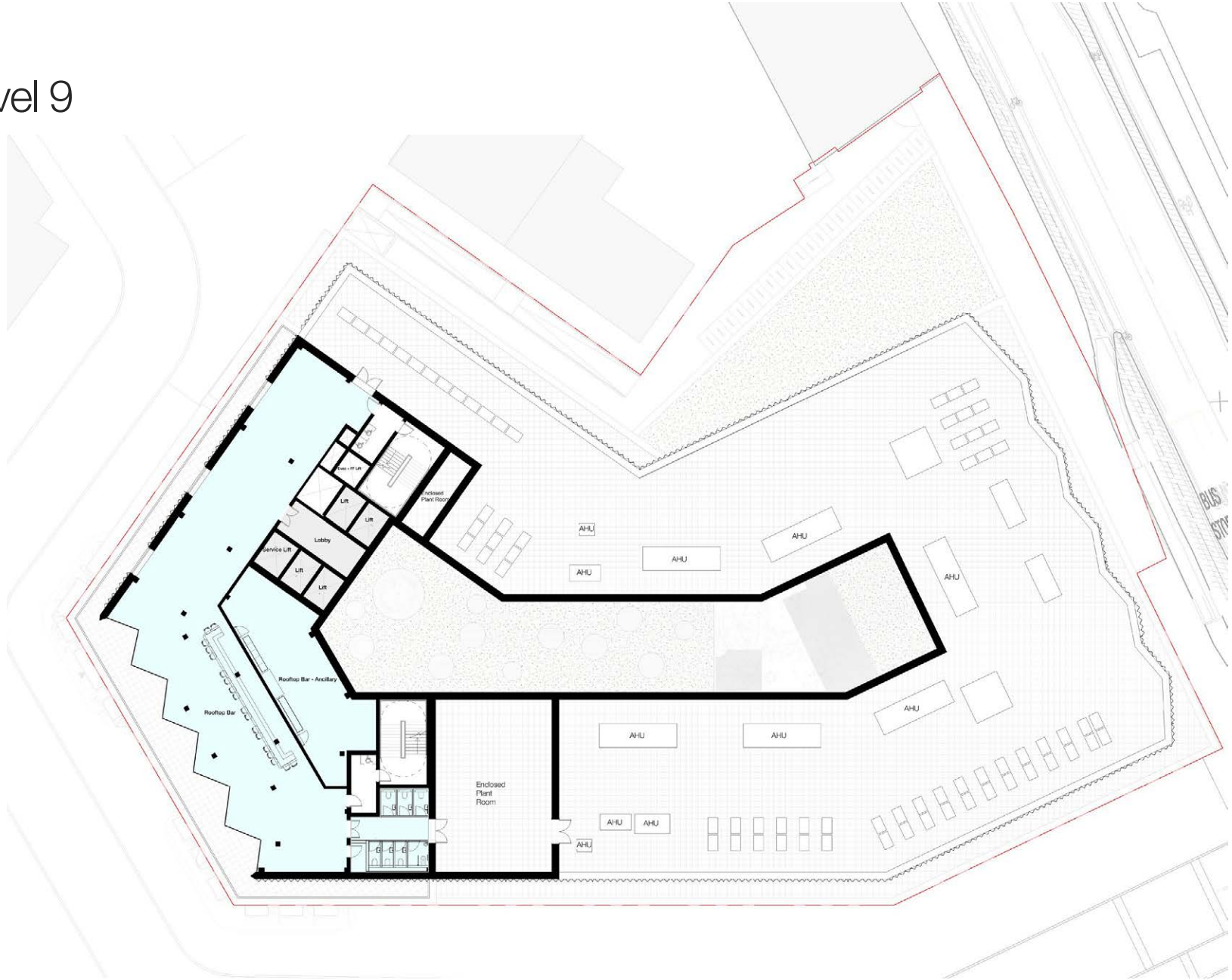
KEY

- Studios with kitchenettes
- Semester standard
- Accessible rooms
- Extended stay rooms
- Hotel premium rooms
- Hotel standard
- Plant/BOH

Architectural design
General arrangement – level 9

The roof top bar will be located on level 9 - as a ‘pop up’ moment to celebrate the south facing views out the Pentland Hills. This space will require two means of escape, therefore the two cores come up to this level.

The rooftop enclose plant consolidated alongside the bar to create a well considered holistic and symmetrical form.

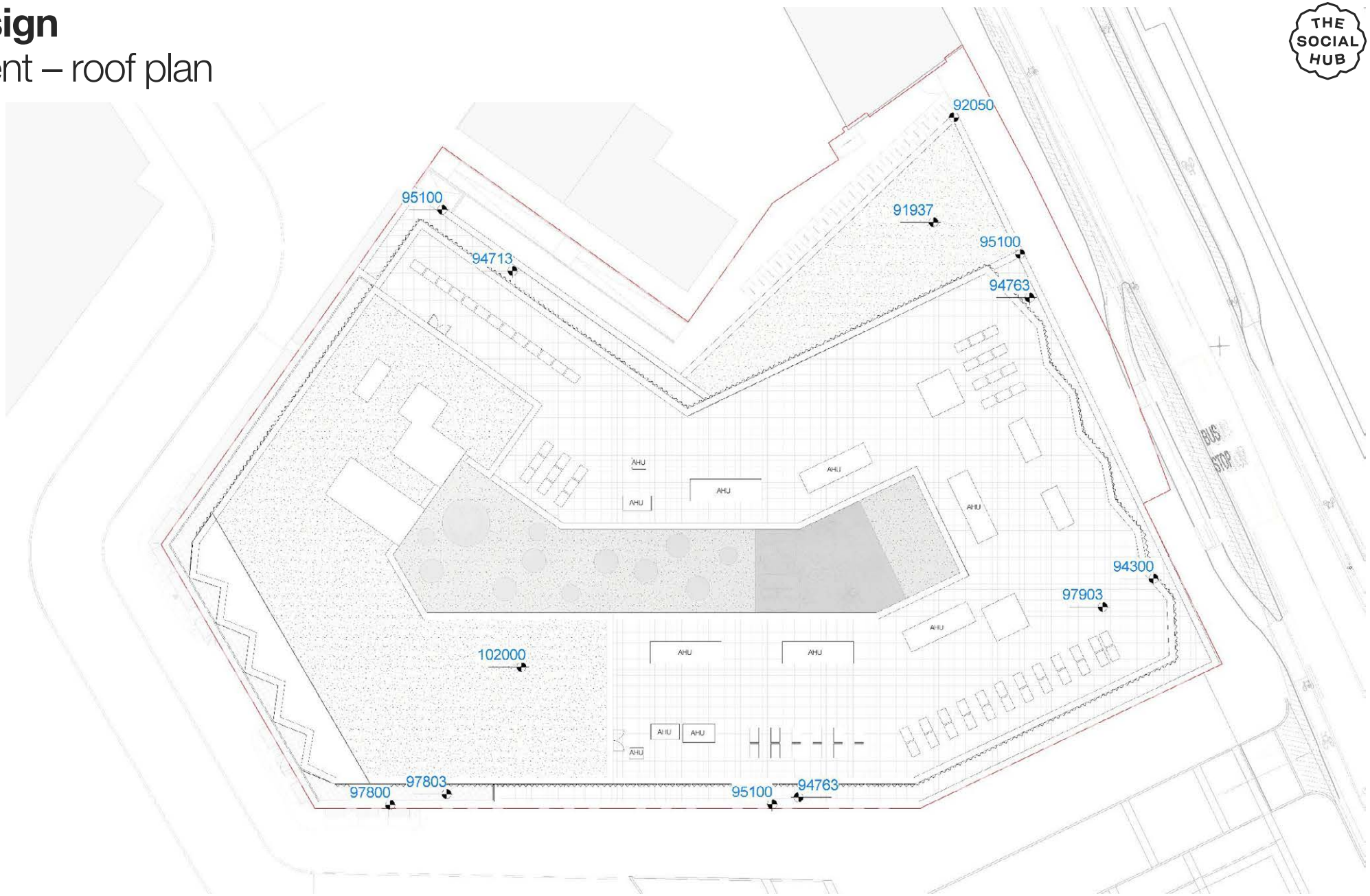


KEY

Rooftop bar/restaurant

Architectural design

General arrangement – roof plan



Architectural design
Area schedule

The key count for the proposal is shown adjacent, alongside the overall Gross Internal Floor Area (GIA) and the areas of key amenity spaces within the building.

Key Count

	L02	L03	L04	L05	L06	L07	L08	Total
Hotel	27	26	26	27	26	29	33	194
Hotel Premium	4	4	4	4	3	3	3	25
Semester Standard	46	46	46	46	46	13	0	243
Studio with Pantry	6	6	6	6	6	6	4	40
Extended Stay	2	2	2	2	3	18	19	48
WCA	4	5	5	4	5	4	3	30
	89	89	89	89	89	73	62	580

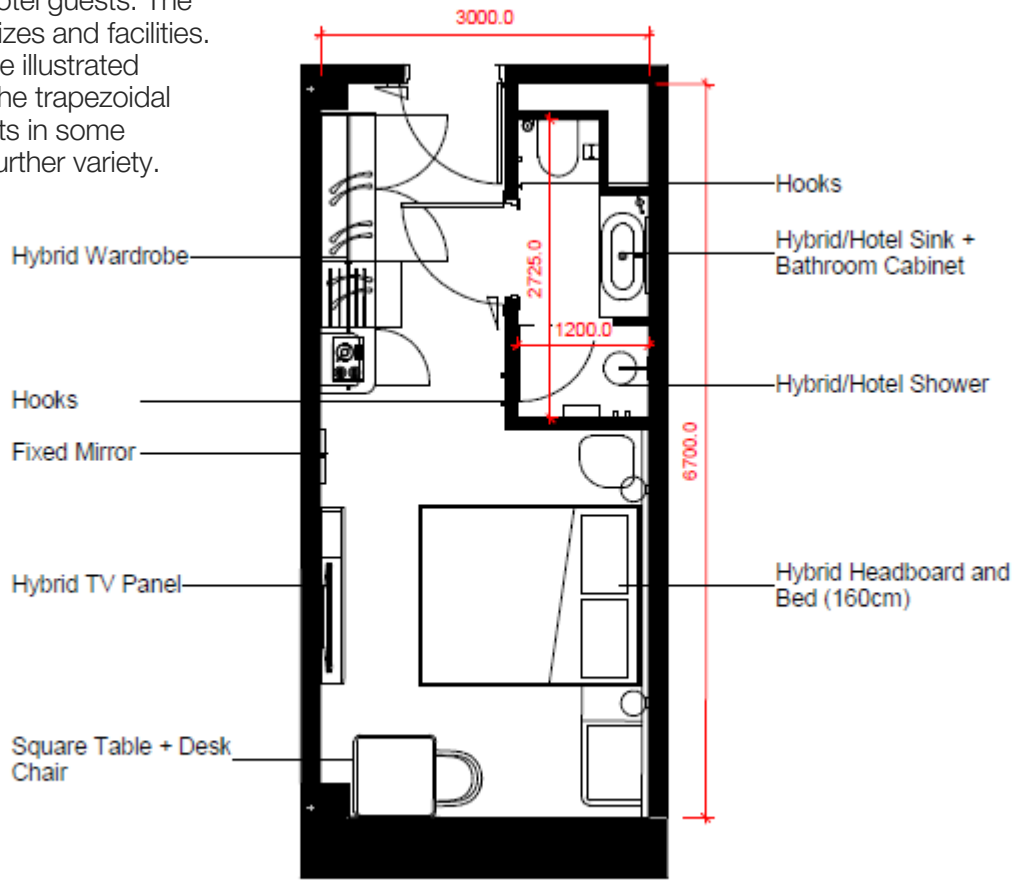
GIA	LGF	UGF	L02	L03	L04	L05	L06	L07	L08	L09	Total
Total	3114	3041	2795	2795	2795	2795	2795	2564	2306	732	25731

GIA	Total
Gym	579
Co-working	1781
Restaurant	384
Community Kitchen inc. potential combined zone for kitchen and restaurant	269
Clubhouse	455
Meeting and Events	569
Café	137
Bar (inc. ancillary)	439
Total	4613

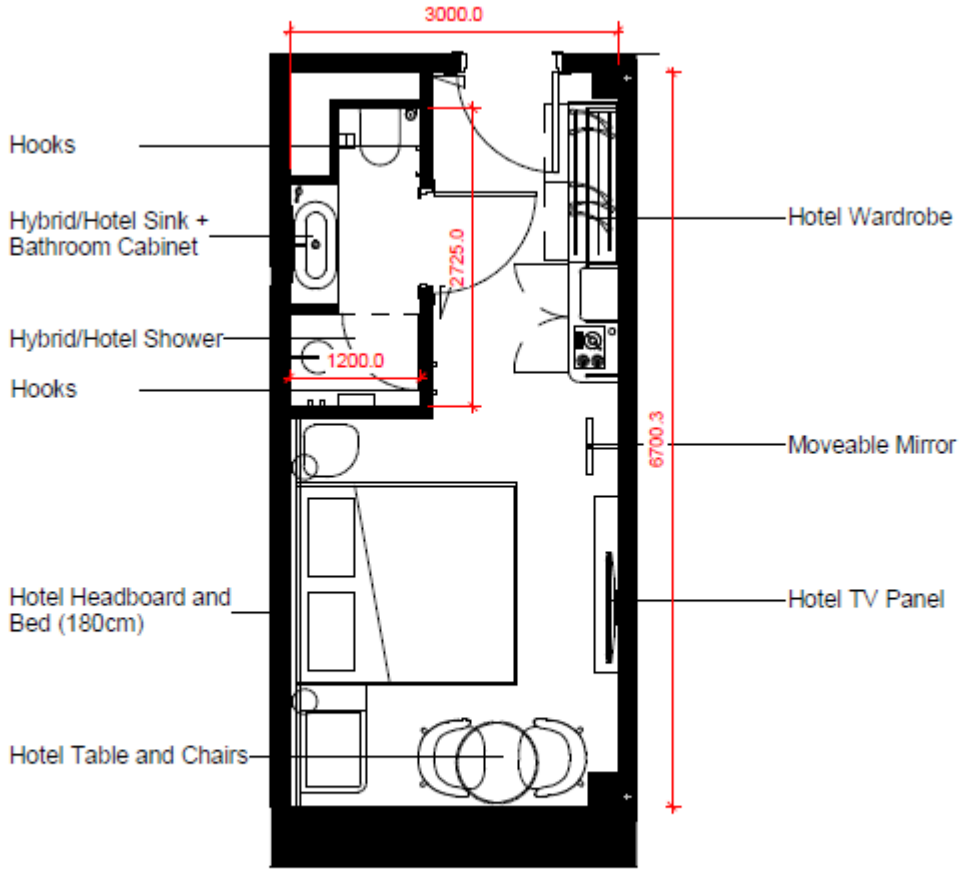
Double rooms	462	79.66%
Extended stay / studios	88	15.17%
WCA	30	5.17%

Architectural design
Room layouts

The building will include a range of room types to cater for a broad range of users: short and extended stay, students and hotel guests. The rooms will provide a range of sizes and facilities. A selection of typical layouts are illustrated across the next three pages. The trapezoidal shape of the building plot results in some ‘special’ room layouts to add further variety.

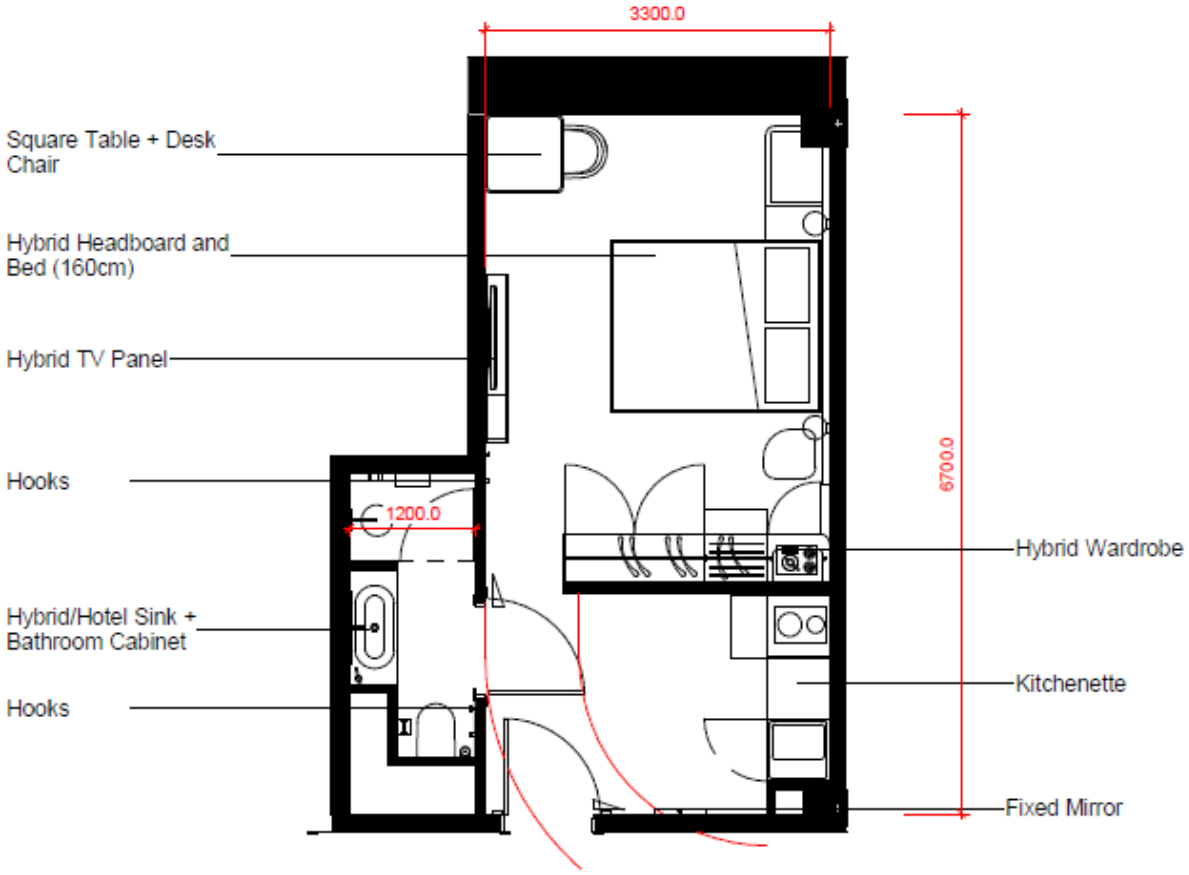


Room Types - Semester Standard Hybrid Type 1

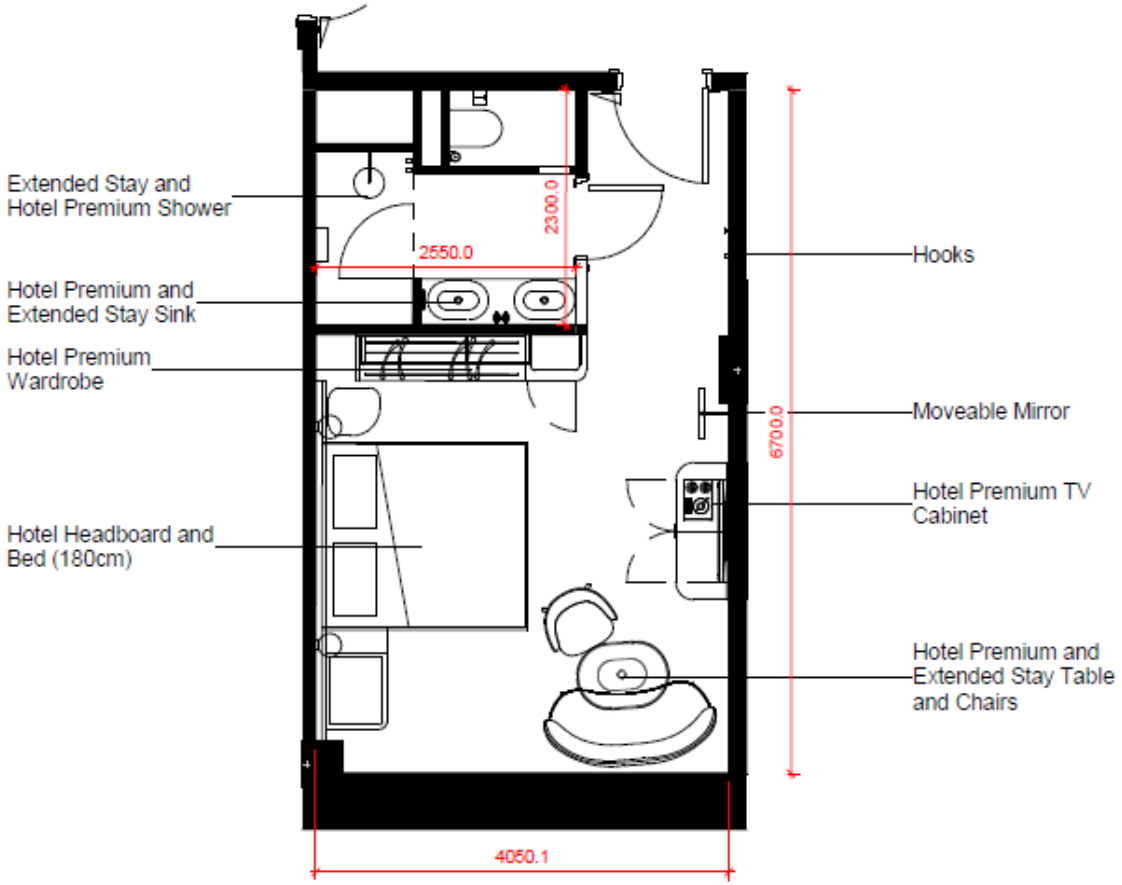


Room Types - Hotel Standard Type 1

Architectural design
Room layouts

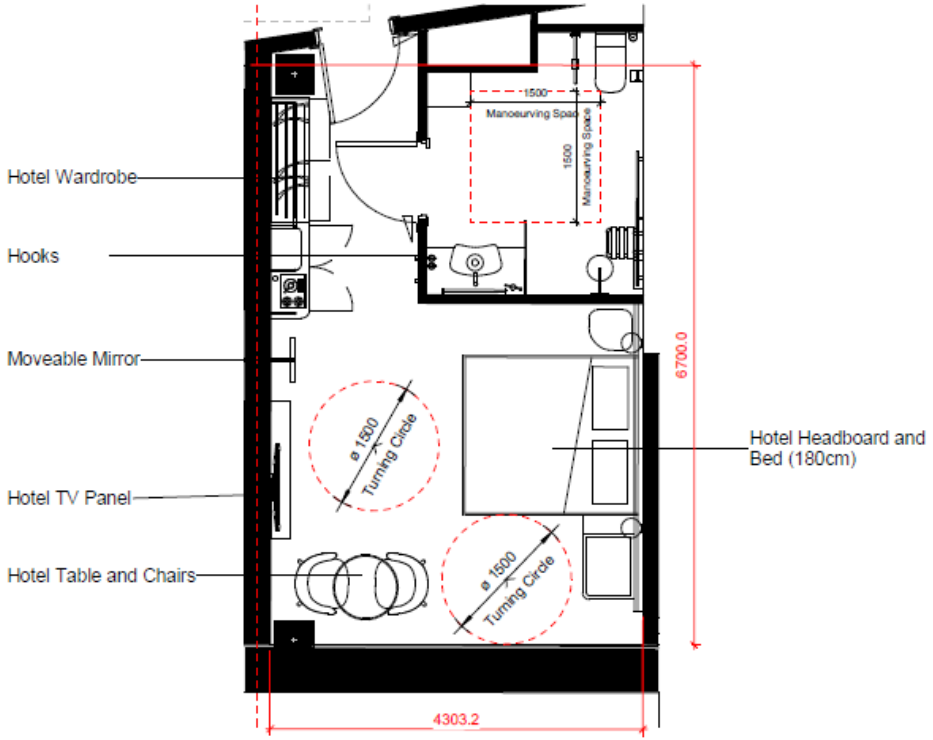


Room Types - Studio with Pantry 1

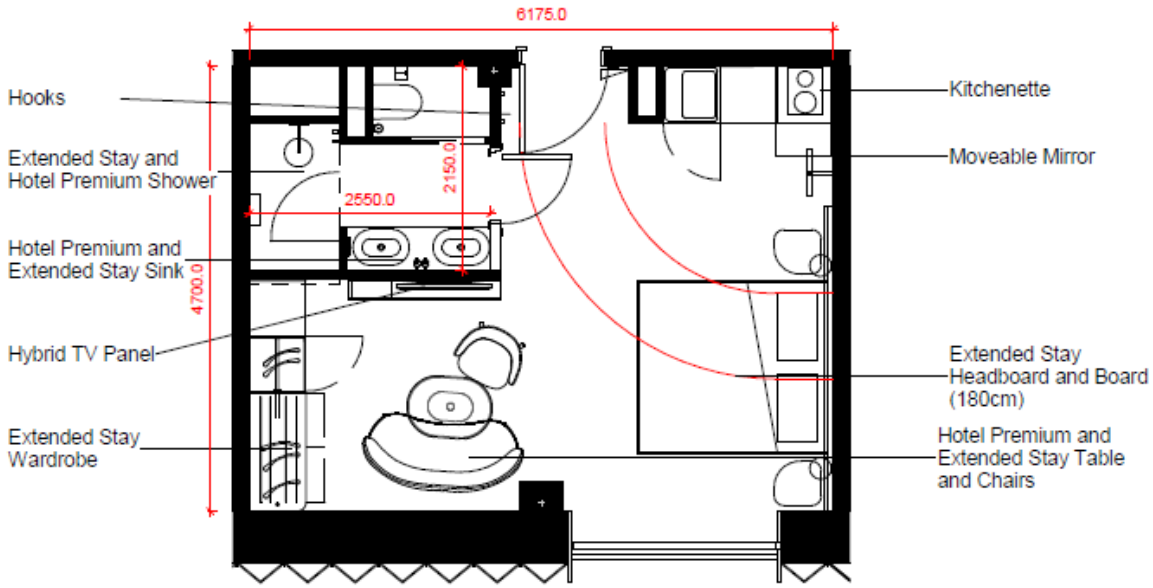


HBA_RoomType_Hotel Premium Type 1

Architectural design
Room layouts



Room Types - Hotel WCA Type 1



Room Types - Extended Stay Type 4

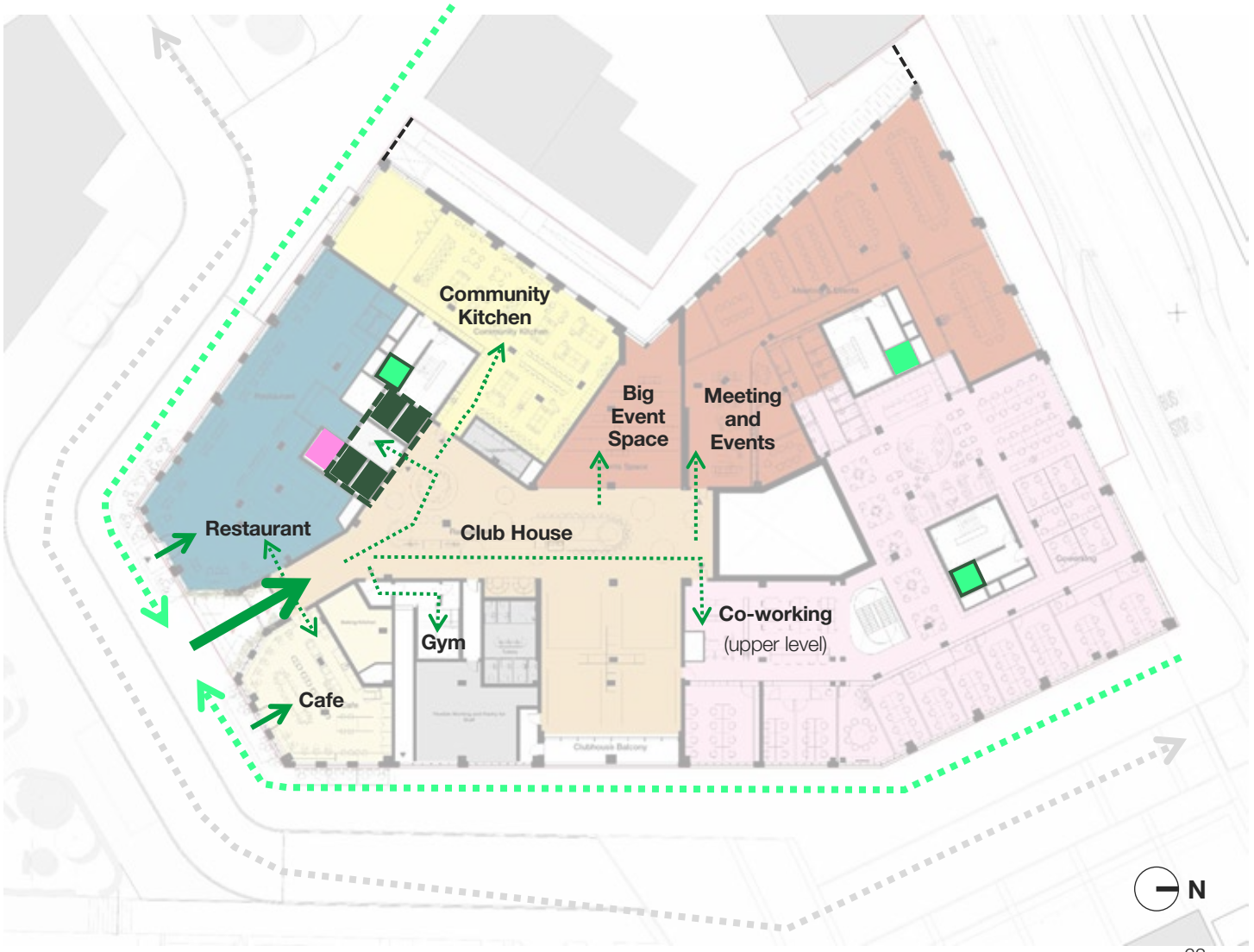
Organisational strategies

Organisational strategies
Access & security – upper ground

Pedestrian access
The Social Hub proposal is ‘car free’ and will put people first. The upper ground floor has been designed with user experience in mind – the ‘clubhouse’ which is the central space will give views and easy access into most of the amenity areas provided. It will be the heart of the building and a key space for serendipitous connection.

Entrances
The primary entrance will be located to face onto Leamington Square. This will help to create increased footfall and activation within the Square. It will also face the canal and therefore help to create a connection to this significant public space and movement route. There will be a second entrance onto Fountainbridge which will provide access to co-working only. This entrance will enhance activity along Fountainbridge and Dundee Street.

Security
All external doors will be designed in line with secure by design principles. Internal doors will integrate a Salto control system to enable The Social Hub to control access for individual building users. Externally access controlled gates will create a secure space down the side of the building.



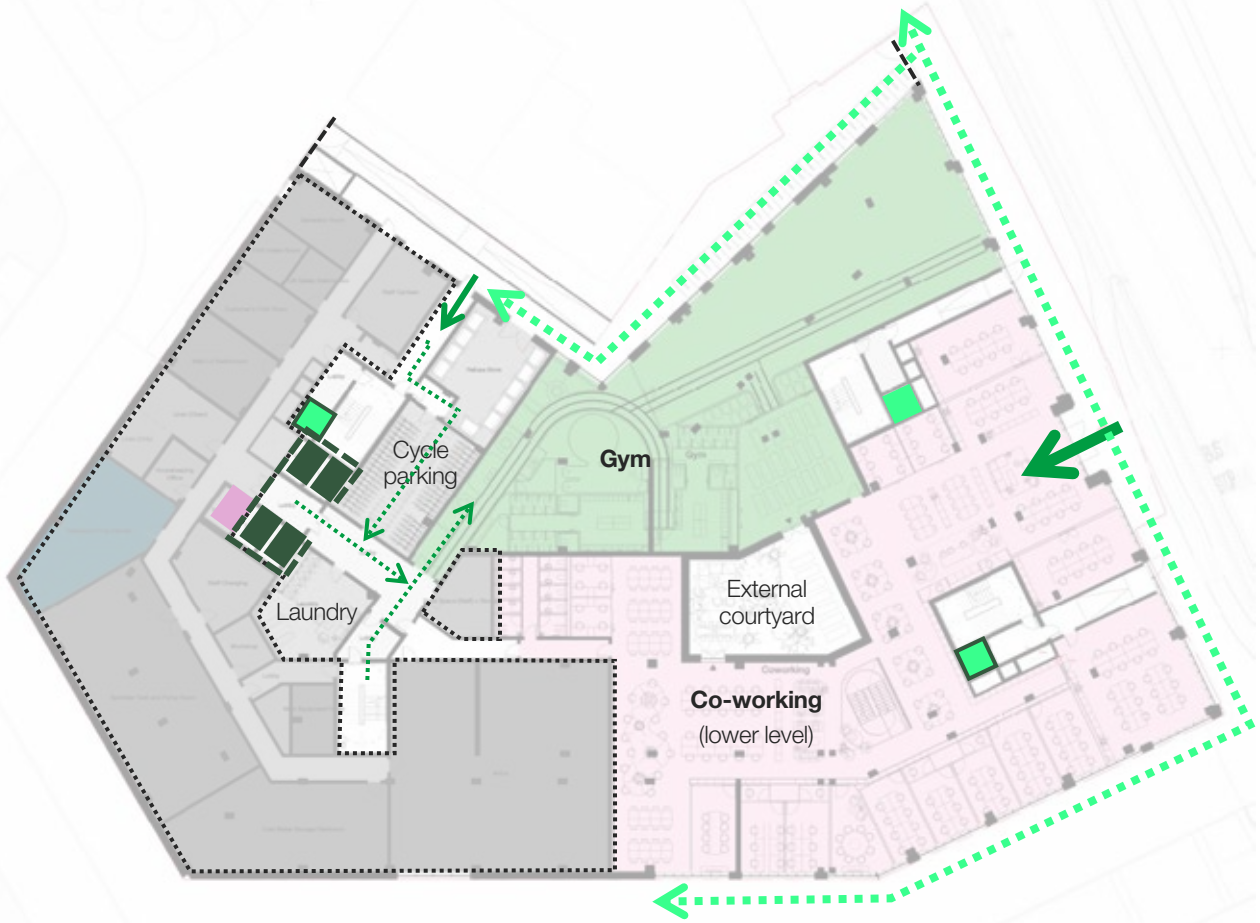
Organisational strategies
Access & security – lower ground

Access

Short and long term guests will share access to high-quality communal spaces such as co-working areas, meeting and events rooms, a gym, a community kitchen and clubhouse, and a restaurant and café. These facilities will be managed to ensure both appropriate access control and opportunities for meaningful interaction. Events programming will bring together guests, co-workers and local residents, and will reinforce this integrated community to support a welcoming, inclusive atmosphere.

Key

- External pedestrian movement
- Vehicle movement
- Primary entrance
- Secondary entrance
- Internal movement
- Passenger lift
- Service lift
- Fire and evacuation lift
- Evacuation lift
- Access controlled gates
- BOH space (no guest access)



Organisational strategies
Circulation

Circulation within the building

The circulation on the lower levels has been shown on the previous two pages. The upper-level circulation will be via a ‘ring’ corridor with rooms distributed on both sides. Along this route there will be 1.8 x 1.8m manoeuvring / passing spaces to enable prams / wheelchair users to pass others or turn around.

Lobbies

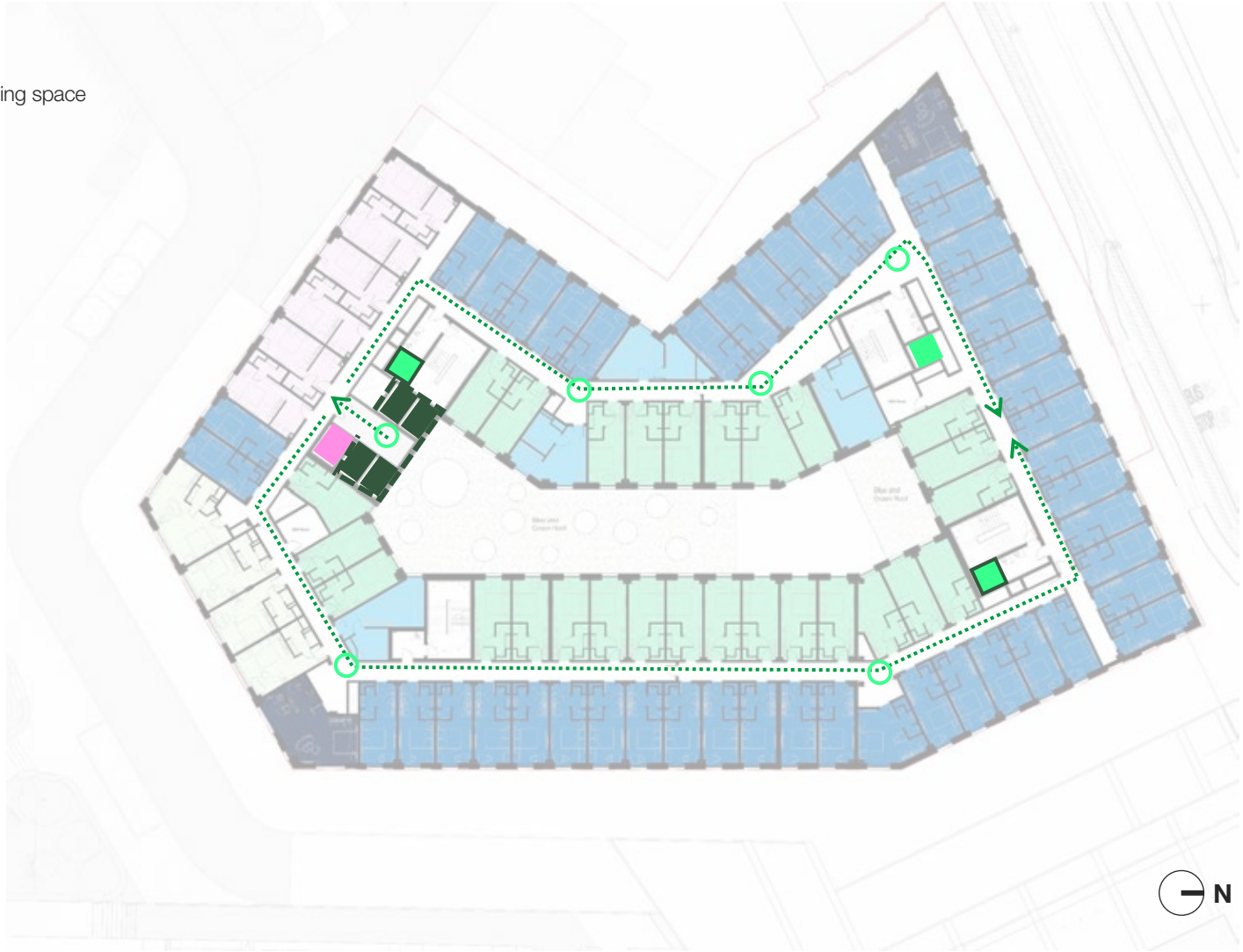
All lobbies have been designed to enable a wheelchair user or pram to turn. Smoke lobbies onto escape stairs will accommodate two wheelchair user refuges.

Evacuation lifts

Evacuation lifts will be provided in three locations to enable wheelchair users to independently evacuate the building and get to a place of safety.

Key

- Internal movement
- 1.8 x 1.8m manoeuvring / passing space
- Passenger lift
- Service lift
- Fire and evacuation lift
- Evacuation lift



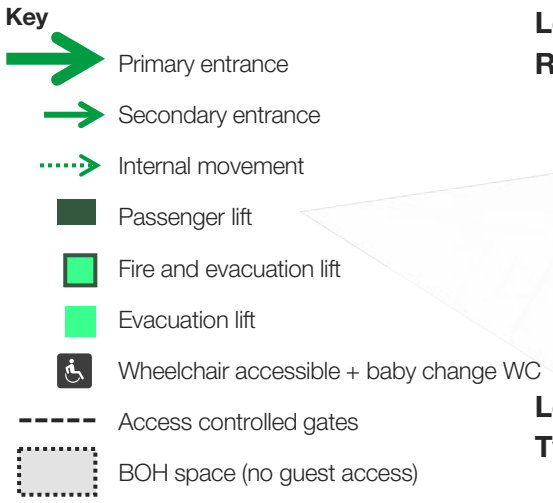
Organisational strategies
Accessibility & inclusion

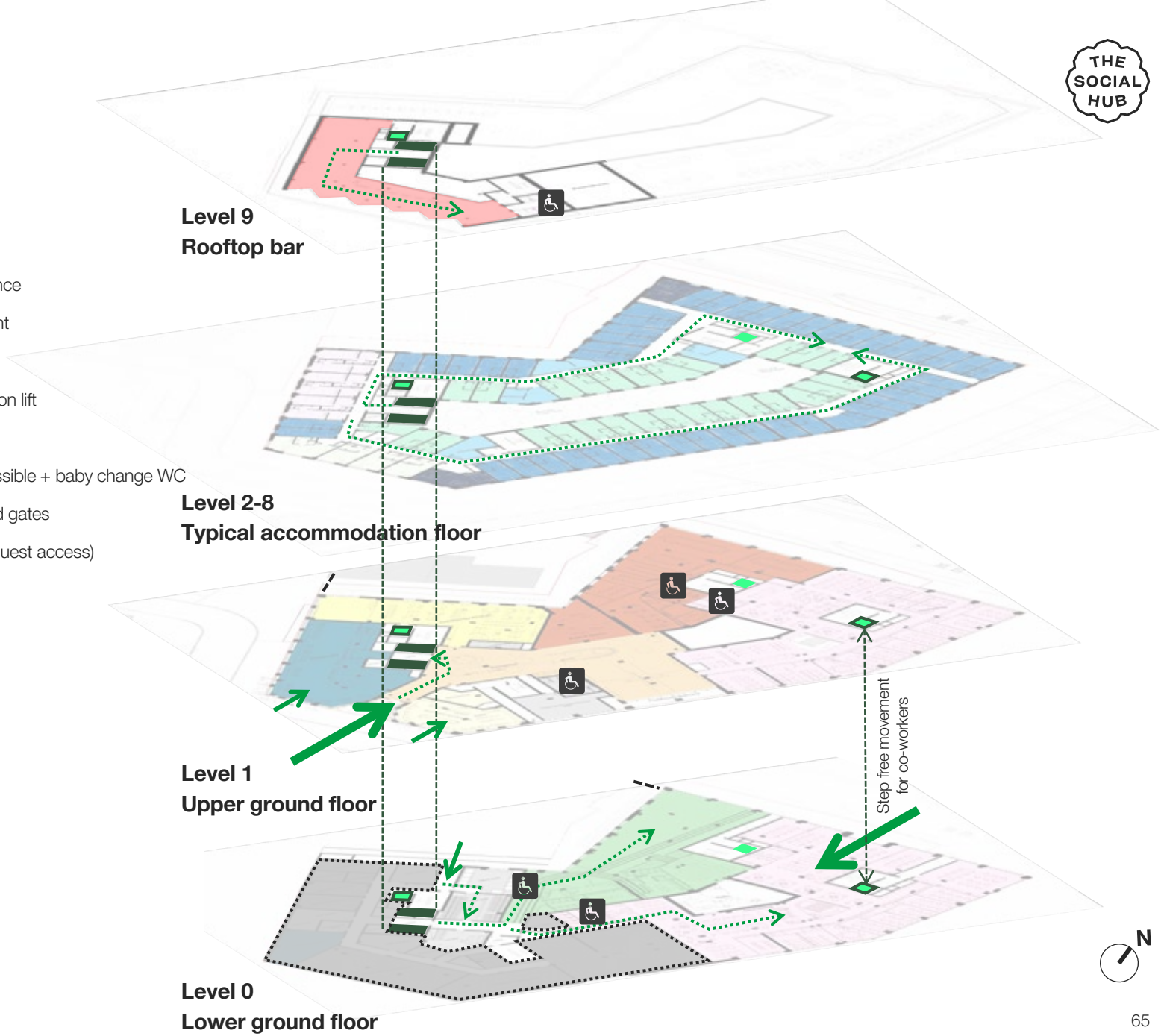
There will be level thresholds to all public points of access to the building. Internally the primary bank of passenger lifts will be located in close proximity to the main entrance to give easy access to upper levels. Levels around the building have been designed to be less than 1:20 gradient.

Internally the floor slabs will be flat to give seamless access to all areas for wheelchair users or those with mobility issues. Each bank of WCs on the lower and upper ground floor will have a wheelchair accessible and baby changing WC . In the gym a wheelchair accessible WC/Shower room will be provided.

For staff and servicing, there is a platform lift to the lower ground floor. This is not for public access.

On the upper levels 5% of bedrooms will be wheelchair accessible.





Organisational strategies
Transport & cycle parking

Transport

The scheme will be car free – therefore no parking spaces will be provided. The site is well connected to bus routes along Fountainbridge. It is also in close proximity to the cycle route which runs along the canal. There is a taxi drop off location proposed on the east edge of the building. Consideration has been given to the active travel improvements that are proposed and currently under consultation along Fountainbridge. The building line will be set back on this frontage to give additional space for a cycle route and bus stop. Further co-ordination of the bus stop location outside of the building would be welcome with the CEC Active Travel team.

Cycle parking

A range of types of cycle parking are proposed. Externally, in a secure space, Sheffield stands will be provided alongside space for oversized bikes (e.g. cargo bikes). Internally, The Social Hub would like to integrate double stacked cycle parking. They have delivered this across all of their Hubs and find it works well for their users. In addition to this , next to external entrances on both Leamington Square and Fountainbridge we are co-ordinating with the public realm design team to integrate Sheffield hoops for public use. These fall outside of our application boundary.

Key

- Salto access-controlled gate
- Cycle parking access
- 22 Sheffield stands – 44 spaces
- 2 Cargo bike stands
- 2 tier – 41 stands – 82
  With E Bike charging points
- Identified space for additional cycle parking
  To be converted when demand requires this
- Taxi drop off location – this is developed as part of a separate application
- Bus stop



Organisational strategies
Servicing & emergency access

Service access

The loading bay provided by the consented masterplan landscape design, to the southwest of The Social Hub development, will be used.

Estimates of service vehicle activity are provided below, based on observed activity at The Social Hub in Glasgow.

- Refuse collection to take place daily, with 1 vehicle per waste stream – potentially up to 4 vehicles per day.
- Deliveries will be carried out by small vans, with the aim of consolidating deliveries where possible to minimise visits. Experience suggests up to 5 deliveries per day.
- Laundry visits typically occur every 2-3 days, but up to 1 per day during peak season. Laundry vehicles are typically box vans.

All deliveries/collections for The Social Hub will be carefully managed by the storekeeper (a dedicated resource). The Social Hub can adjust delivery and collection times to suit local circumstances and to deal with any issues which may arise, working closely with City Council and neighbours as required.

Key

- External service circulation
- Internal service circulation
- Access to service spaces
- Service lift
- Service loading bay
- Access controlled gates
- BOH space



Emergency vehicles

All streets in the masterplan area have been designed to support emergency vehicle access, including the pedestrianised section of Gilmore Park.

Organisational strategies
Cleaning & maintenance

THE SOCIAL HUB

Window cleaning

The lower and upper ground floor windows will be cleaned using a line and pole system. On the upper levels the windows will generally have a transom at 900mm from the internal floor finish. This will enable them to be cleaned from the inside, by a trained person with a permit to work in place. There will also be double doors with Juliette balconies and these windows would also be cleaned from inside the building.

Maintenance and glass replacement

MEWP access will be possible for the majority of the façade (see bright yellow area adjacent). There will be a small section of the external façade where it is not possible to get MEWP access, due to ramps and external cycle parking. MEWP access will also not be possible for the central lightwell. In these areas, a davit arm system will be used for maintenance / glass replacement.

Roof access

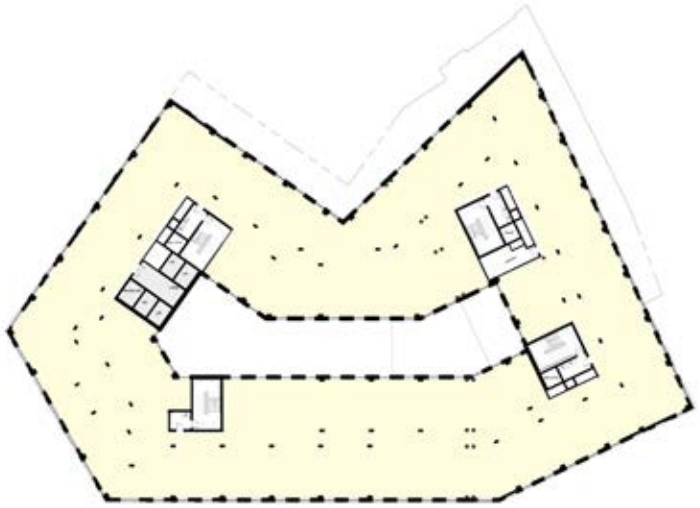
Group protection (i.e.. 1100mm tall balustrade) will be provided to the perimeter of the roof plant area. Smaller roofs which have no MEP equipment, and therefore require minimal maintenance access, will have a clip-on horizontal lifeline system.



Organisational strategies
Adaptability & future-proofing

To convert to office / commercial use:

- The structural frame and cores would remain as per proposed structure
- The internal walls would be demolished
- Subdivision would be based on potential future tenant requirements
- Floor to floor heights are less than BCO recommendations but acceptable



KEY

Commercial workspace

To convert to full PBSA:

- The cores would remain as they are
- A section of the floor slab would be removed to create additional daylight
- Studios would remain as studios (~10%)
- Some rooms would be removed to create living, kitchen dinning accommodation on upper levels



KEY

Studios
Cluster bedrooms
Accessible bedrooms
Living, kitchen, dinning spaces

To convert to residential / BTR:

- The cores would remain as they are
- A section of the floor slab would be removed to create additional daylight
- Deck access from the inner courtyard would be introduced to ensure two means of escape
- Mix of 3 / 2 / 1 bed and studios would be created
- Balconies could be added to the facade



KEY

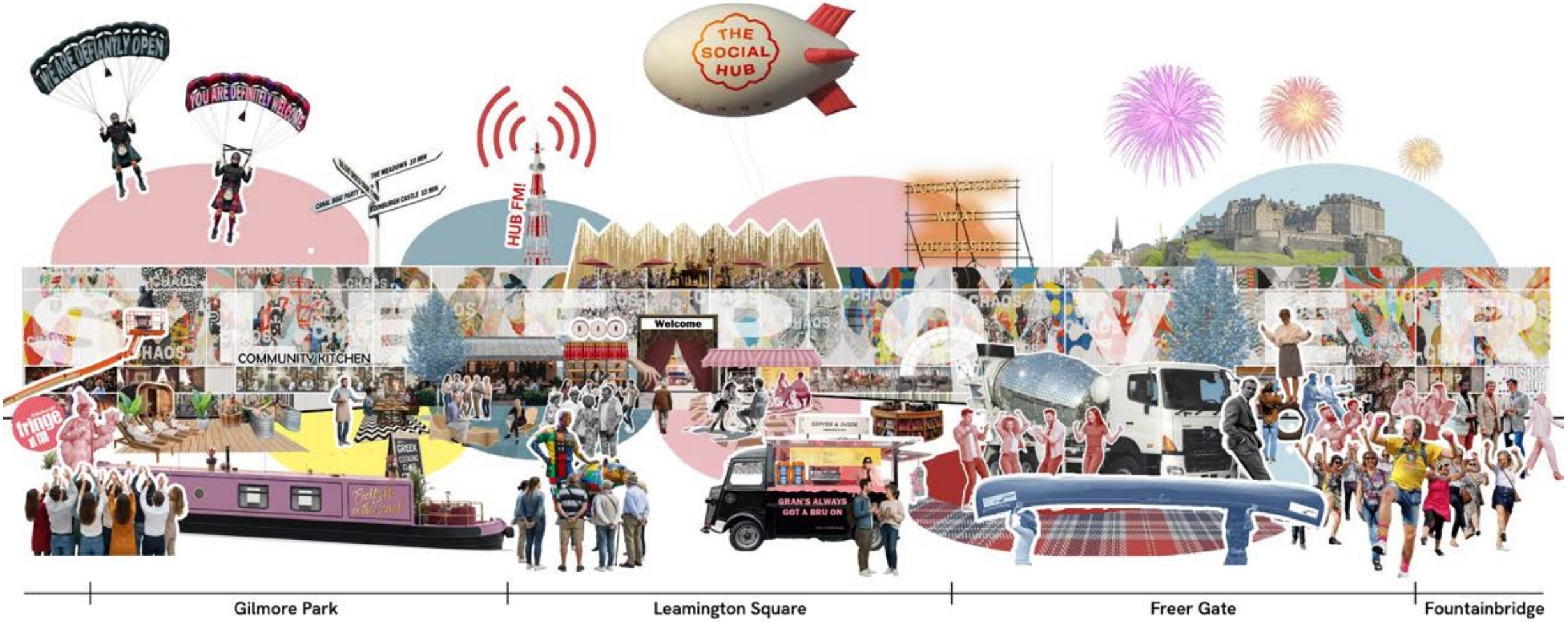
Studio
1 bed
2 bed
3 bed / larger family

External envelope design

External envelope design
Celebrating the activity within

This conceptual collage elevation shows the activities and events that will happen across the lower and upper ground floors and activate Leamington Square and further afield in the city.

As the final, and central part of the masterplan jigsaw, there is an opportunity for the building to set itself apart from the wider context and reflect the identity and uses of the building.



External envelope design
Design principles

Roofscape

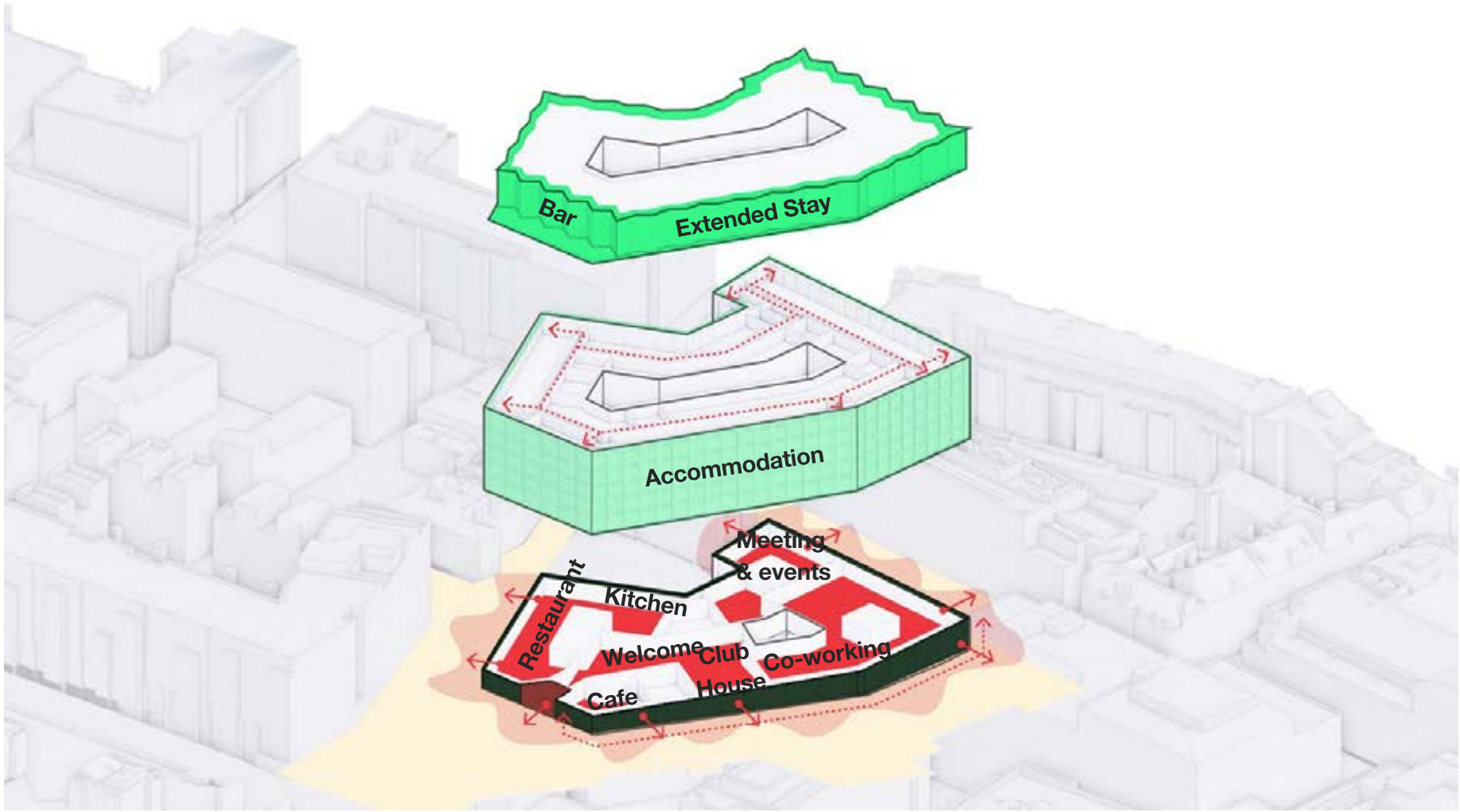
The top of the building will provide a dynamic roofline which frames views of Edinburgh and creates a distinct ‘crown’

Middle

A rational and repetitive system which will reflect the internal bedroom layouts, and will respond to environmental considerations such as solar gain and heat loss

Base

A porous, permeable base which will maximise frontage to the array of internal uses whilst managing the transitional topographic context of the site



External envelope design
Local context

The surrounding context is predominantly constructed of masonry – historically, sandstone such as the adjacent tenement block, and more recently brick. The remaining fragment of the North British Rubber Company, now the Edinburgh Printmakers building is notable for its detailing and use of polychromatic brickwork.

There is a consistent language of glazed shopfronts to the elevations facing Fountainbridge.



Fountainbridge and Dundee Street

External envelope design
Materiality

Base

Internal activities will be articulated through the design of windows, use of colour and awnings. The café and restaurant will spill out into the surrounding public realm and help to activate Leamington Square. The clubhouse balcony will create activity along Freer Gait. Large format industrial framed windows will give views into co-working spaces. The entrances will be framed with corbelled brick detailing.







Middle

In the mid section there will be a playful rhythm to the windows. Recessed protruding brick bond panels adjacent to the windows in some areas will add texture and depth to the facades. Juliette balconies will be integrated on the south facing façade, creating additional activity in Leamington Square. Different window sizes will respond to the environmental conditions on each façade.







Top

The building's 'crown' will be set back from the main façade line and uses a zigzag, pleated perforated aluminium façade, to compliment the larger feature crinkled facades which frame key views to the castle and the Pentland Hills. This section of the building will be in a sandy / light gold colour to reflect the polychromatic brickwork of the Edinburgh Printmakers building.







External envelope design
Use of colour

- The main body of the building will be a warm coloured, high-quality, multi-tonal brick designed to complement the listed Edinburgh Printmakers building
- The mid section may create variety with brick panels in mixed earthy tones to help break down the form and will give a nuance to the different facades
- The lower and upper ground will be a complimentary light sand coloured brick
- The roof section will be perforated aluminium – in a light sand colour
- The window frames will be a coloured PPC aluminium











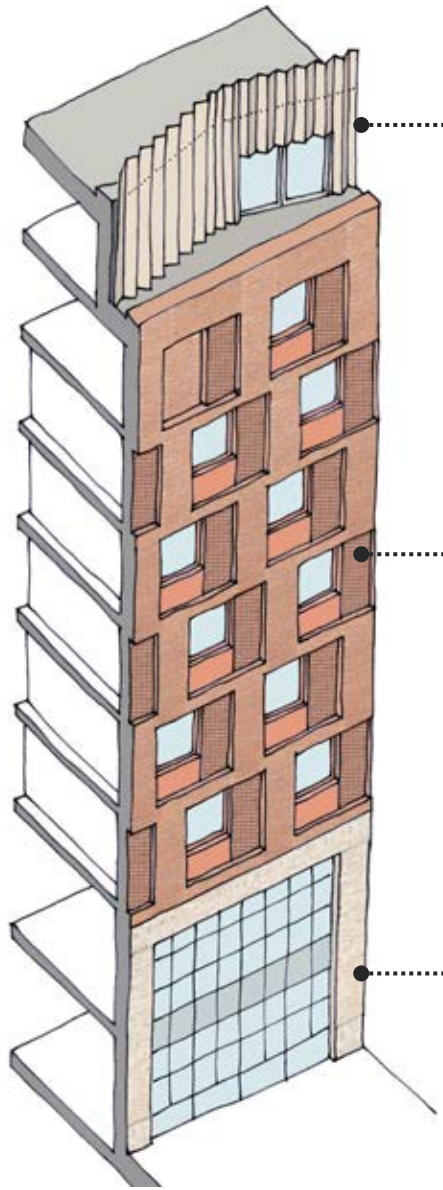


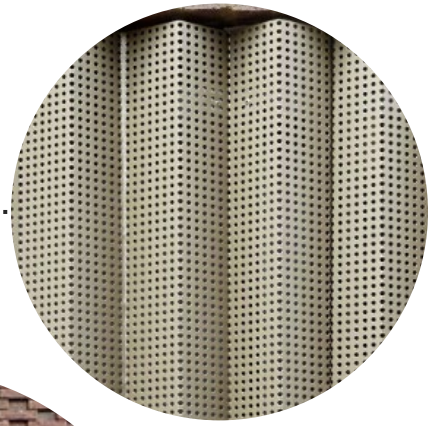




External envelope design
Bay study

The bay study adjacent shows how the three components of the building will come together to create a scheme which responds to its context and creates active streetscapes and articulation.









ROOFSCAPE	Unique and Distinct
MIDDLE	Rational
BASE	Active and Welcoming

External envelope design
Environmental analysis

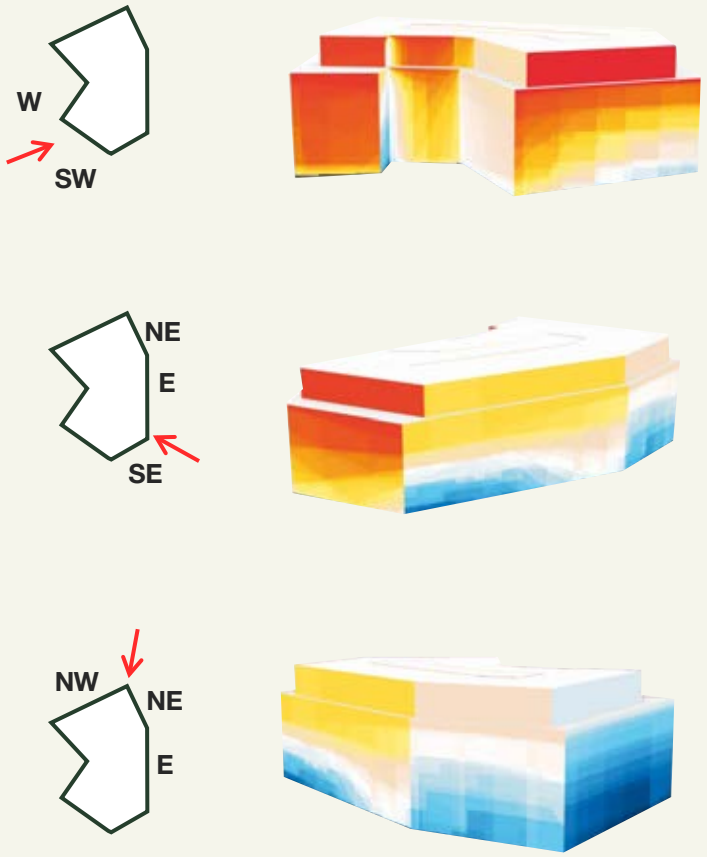
The façade development is orientation specific and informed by iterative overheating and solar radiation analysis. Context buildings were included, with trees excluded to provide a conservative worst-case outcome.

Key design outcomes

- Juliette balconies on the south provide beneficial shading to reduce exposure on this primary facade
- Highest overheating risk on south-west and west façades will be mitigated through a balanced glazing ratio and passive shading from the window depth. A lower g value will be explored.
- North façades show low solar gains but higher winter heat-loss. At the upper floors this will be mitigated by reducing the quantity of glazing. At the lower floors, a high-performance window system will mitigate the losses.

Each façade is unique!

Baseline

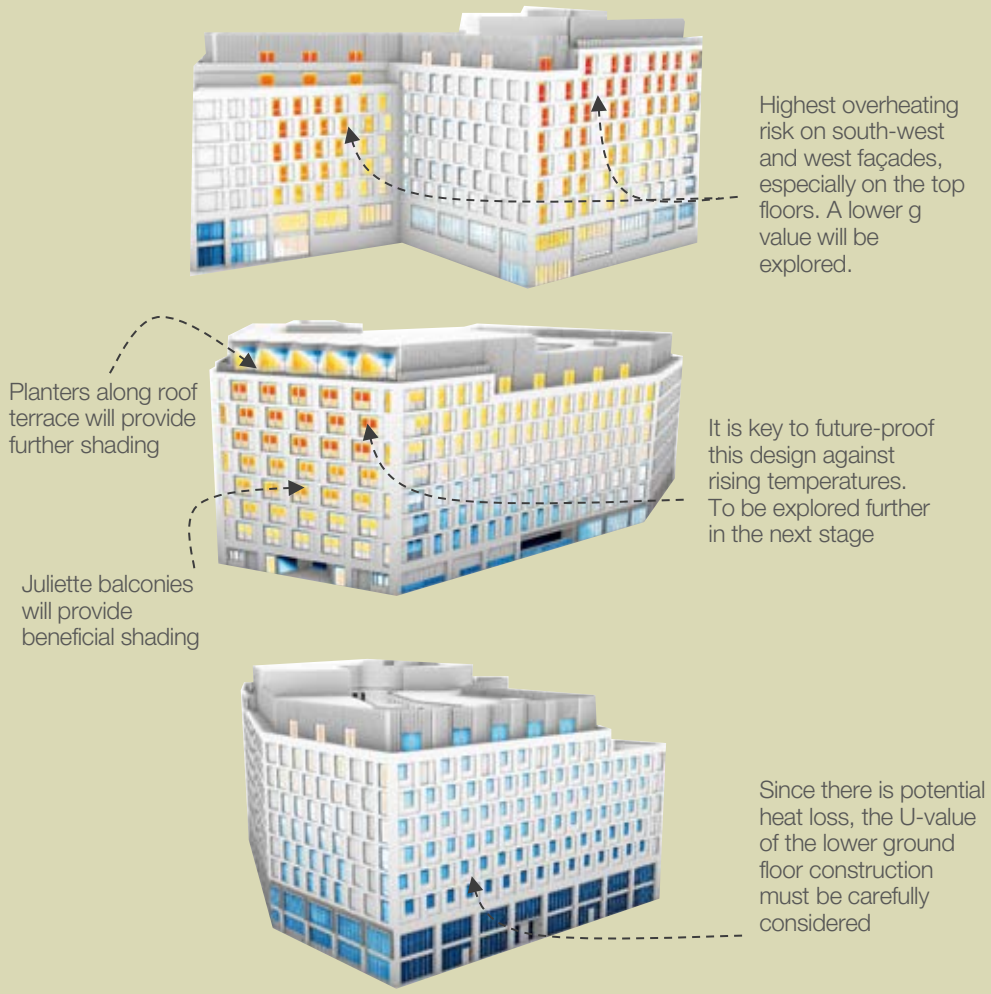


Incident Solar Radiation

500 450 400 350 300 250 200 150 100 50 0

Planning proposal

Current Glazing Ratio : 39%



External envelope design
Street elevations



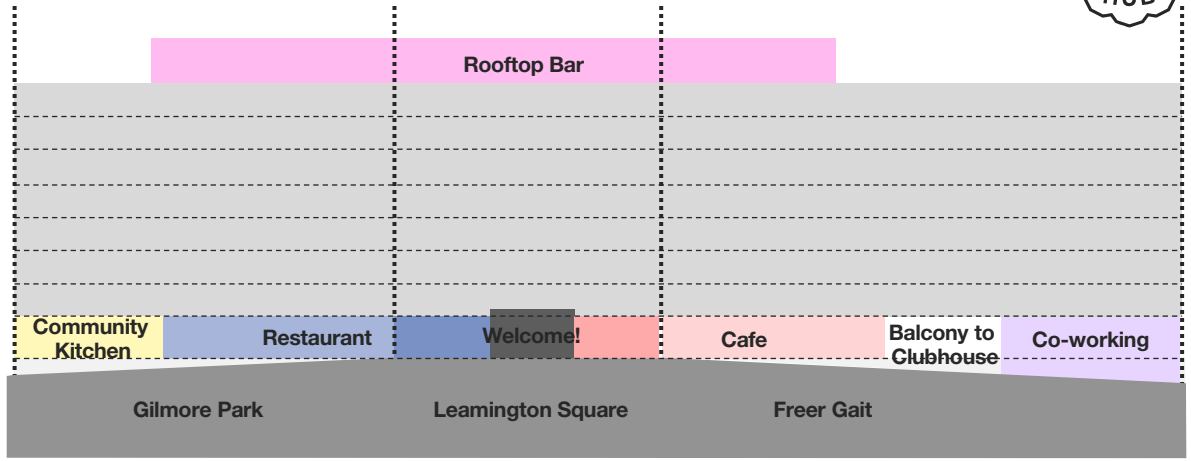
Proposed Leamington Square Elevation
1 : 500

External envelope design

South elevation – Leamington Square

Material Key

1. Facing brickwork laid in stretcher bond
2. Feature brickwork with protruding bond pattern
3. Light grey facing brickwork laid in stretcher bond
4. Light grey soldier course brickwork
5. Metal Juliet balcony
6. Aluminium-framed double-glazed windows
7. Metal louvres
8. Perforated metal rainscreen cladding
9. Metal spandrel panel
10. Curtain wall glazing
11. 'Steel frame effect' curtain wall glazing
12. Insulated Render





Proposed Leamington Square Elevation

Key

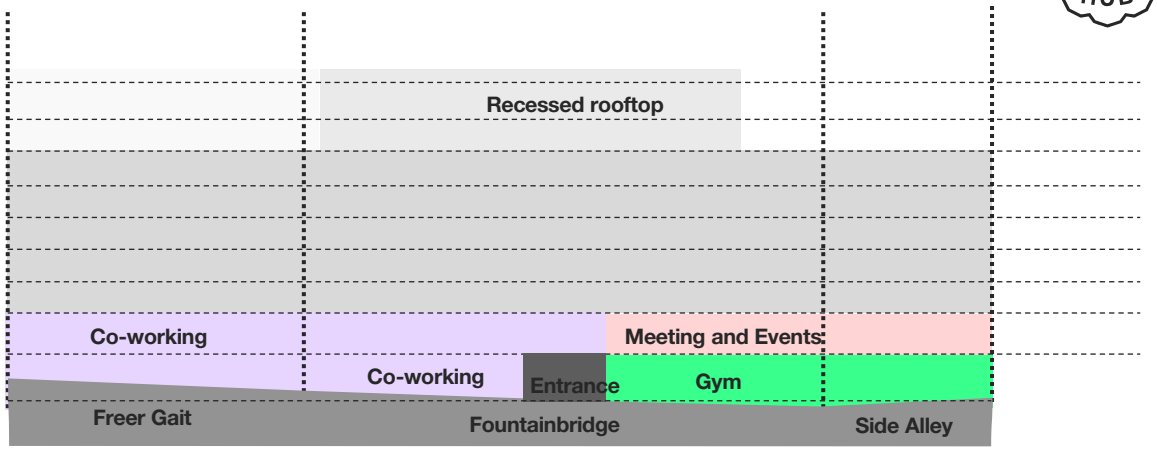
1. Facing brickwork laid in stretcher bond
2. Feature brickwork with protruding bond pattern
3. Light grey facing brickwork laid in stretcher bond

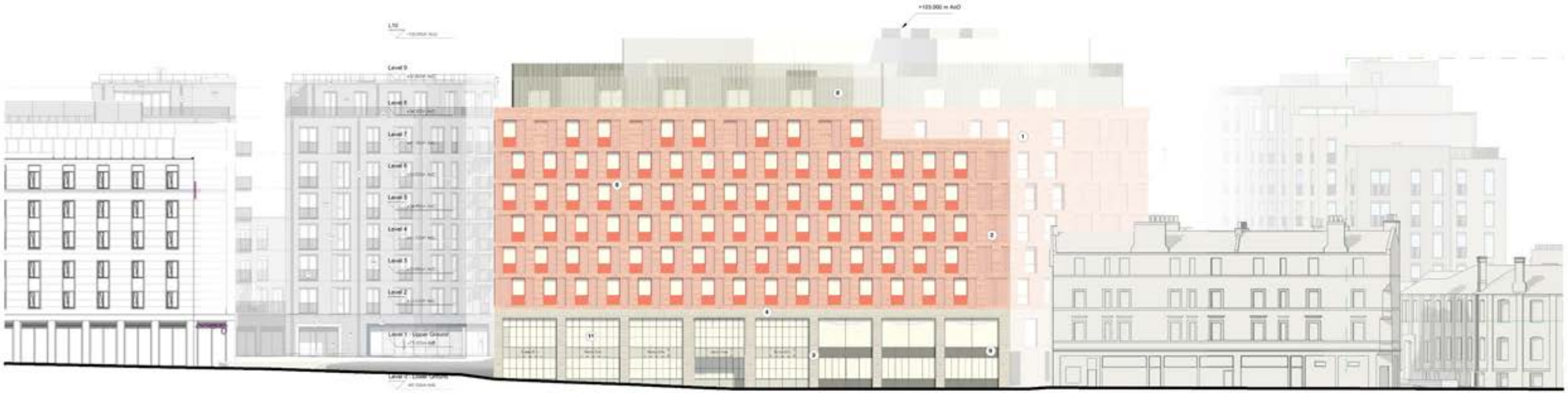
External envelope design

North elevation – Fountainbridge

Material Key

1. Facing brickwork laid in stretcher bond
2. Feature brickwork with protruding bond pattern
3. Light grey facing brickwork laid in stretcher bond
4. Light grey soldier course brickwork
5. Metal Juliet balcony
6. Aluminium-framed double-glazed windows
7. Metal louvres
8. Perforated metal rainscreen cladding
9. Metal spandrel panel
10. Curtain wall glazing
11. 'Steel frame effect' curtain wall glazing
12. Insulated Render





Proposed Fountainbridge Elevation

External envelope design
East elevation

Material Key

1. Facing brickwork laid in stretcher bond
2. Feature brickwork with protruding bond pattern
3. Light grey facing brickwork laid in stretcher bond
4. Light grey soldier course brickwork
5. Metal Juliet balcony
6. Aluminium-framed double-glazed windows
7. Metal louvres
8. Perforated metal rainscreen cladding
9. Metal spandrel panel
10. Curtain wall glazing
11. 'Steel frame effect' curtain wall glazing



Proposed Freer Gait Elevation
1 : 200

External envelope design
West elevation

Material Key

1. Facing brickwork laid in stretcher bond
2. Feature brickwork with protruding bond pattern
3. Light grey facing brickwork laid in stretcher bond
4. Light grey soldier course brickwork
5. Metal Juliet balcony
6. Aluminium-framed double-glazed windows
7. Metal louvres
8. Perforated metal rainscreen cladding
9. Metal spandrel panel
10. Curtain wall glazing
11. 'Steel frame effect' curtain wall glazing
12. Insulated Render



Proposed Gilmore Park Elevation

External envelope design
Public realm activation - café corner

Sketch view of the south-east corner which will be activated by a café with the opportunity for external seating within the landscape.



External envelope design
Public realm activation – restaurant corner

Sketch view of the south-west corner which will be anchored by a neighbourhood restaurant, again with the opportunity of external seating. These two public spaces flank the building's main entrance that faces directly onto Leamington Square.



External envelope design

Public realm activation – co-working, gym and meeting / events

Sketch view of the north-west corner with the secondary recessed entrance to the co-work space with gym to the right and meeting and events space at level 01. Each use will be expressed to maximise activation within the double-storey framework of the masonry-framed shopfront base.



External envelope design

Key views – Fountainbridge looking west

The view on this page is a CGI taken on Fountainbridge, looking west. You can see the Moxy on the left-hand side and the Category A listed Pilkington residential building on the right.



External envelope design
Key views – Dundee Street looking east

The view on this page is a CGI taken on Dundee Street, looking east. You can see the tenement building on the right and the Hilton Hotel on the left.





Key views – Leamington Square

Hawkins\
Brown

London
Manchester
Edinburgh
Dublin
Toronto