

New student housing planned on Leith Walk



Planning approval has been given for a proposal to deliver new student accommodation on a derelict site at Haddington Place in Edinburgh's New Town.

The £23m scheme, to be built by developer S Harrison, will provide 226 new student flats and 11,500 sq ft of retail and leisure space on the 0.5acre site at 34b – 40 Haddington Place on Leith Walk.

The developer claims that the project will create around 100 construction and associated jobs over the next 18 months and up to 35 permanent jobs when completed.

The disused site was acquired by the Yorkshire-based developer early in 2014. It was formerly part of Edinburgh's original Botanic Gardens and until recently housed the Botanic Cottage which is currently being reconstructed at the Royal Botanic Gardens.

S Harrison's mixed use scheme is designed to fit in with the existing architecture and will see 226 new student units constructed across five storeys above ground floor space which has been approved for retail, café and restaurant use. The design is stepped down towards the neighbouring Category B listed McDonald Road library building.



Harrison has been advised by Edinburgh-based Turley planning consultants during the planning process and has worked with East Kilbride architects ICA on the design. Edinburgh solicitors Brodies have provided legal advice.

With archaeological investigations already well advanced, S

Harrison expects to appoint a main contractor later this month. Groundwork will start on site in March 2015 and the scheme will be completed by September 2016.

During 2014 S Harrison used its strong financial position and cash reserves to acquire a number of new sites including the Haddington Place site and several in Yorkshire. The award-winning developer, which has previously partnered with Edinburgh based Buccleuch Property on a major £35m civic scheme in York, is currently seeking other opportunities to invest in Scotland.

Commenting on the Haddington Place project, S Harrison Developments Ltd director David Clancy said:

“We have strengthened our delivery team in 2014 and are exploring a range of opportunities in Scotland covering a variety of sectors – hotels, leisure, student accommodation, retail and residential.

“This mixed use scheme in Edinburgh, on a challenging site within a sensitive area, is the kind of opportunity which plays to our strengths in design, planning and public engagement and which sees us deliver returns on sites which others may overlook.”

Picture shows: a computer generated image of how the new Haddington Place development by S Harrison Developments Ltd will look.