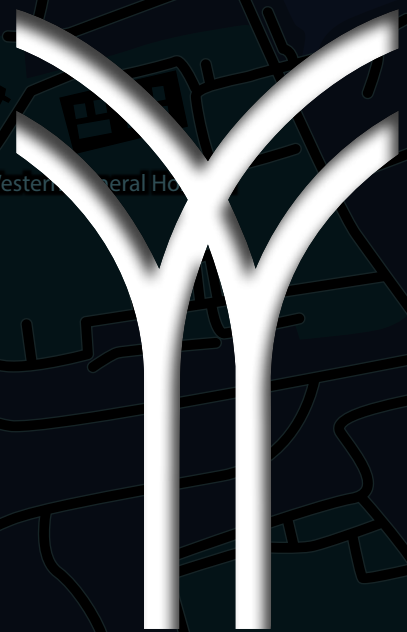




New homes  
built on the  
foundations  
of the past

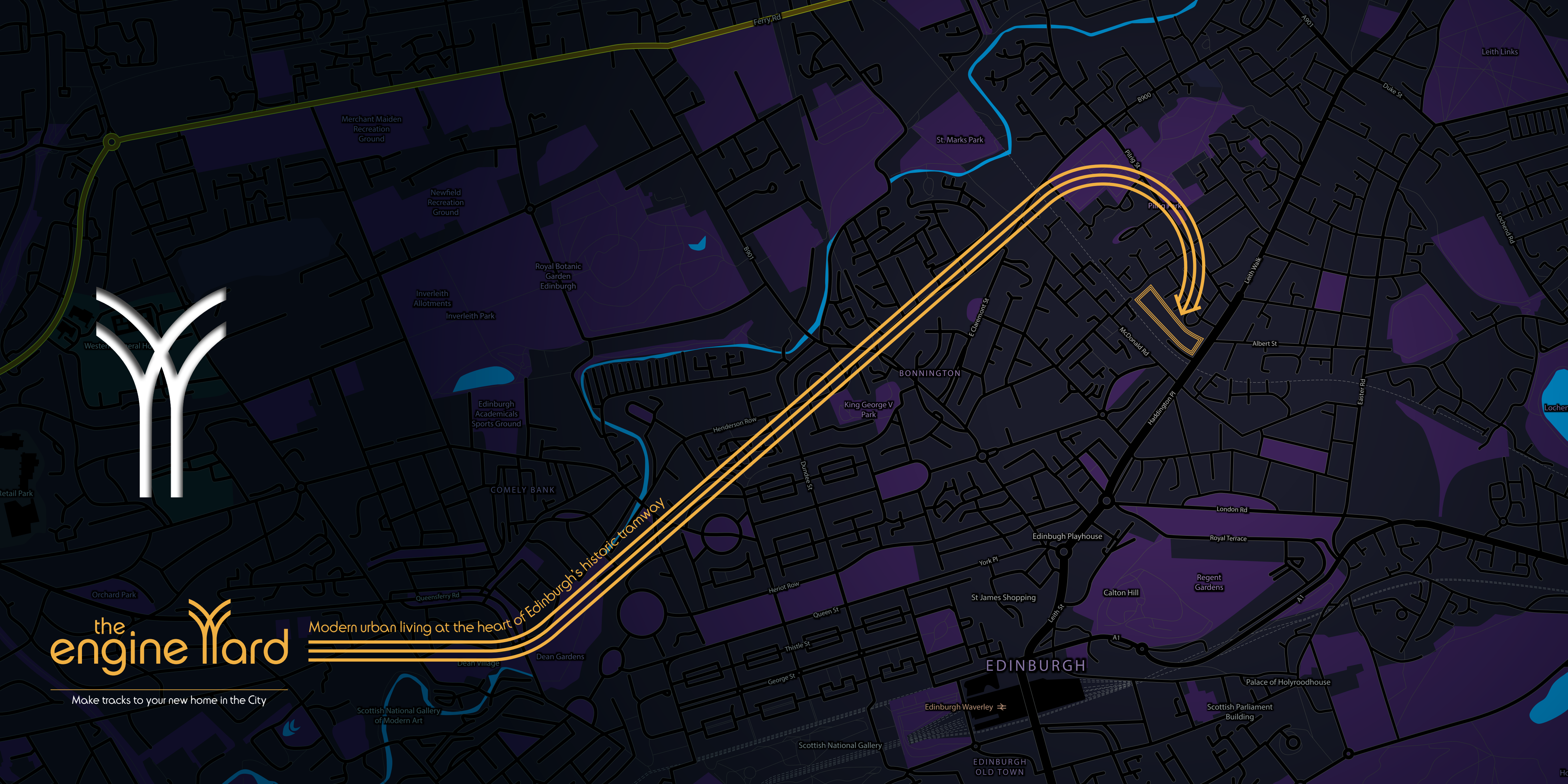




the  
**engine yard**

Modern urban living at the heart of Edinburgh's historic tramway

Make tracks to your new home in the City





# W

here once  
there were  
tramlines...

...now there is going  
to be a stunning new development  
of beautifully designed apartment buildings in  
a pedestrian streetscape of pathways, gardens and  
public spaces. 377 stylish new homes in all. Where is it?

Just on the edge of the New Town, only a street or two away.  
Bounded by Leith Walk and Dryden Terrace, and adjacent to the Shaw  
Colonies. 100 yards across the way from Elm Row and just ten minutes  
or so from York Place and St. Andrew's Square.

It's on the site of Edinburgh's historic tram depot, built in 1898, where there  
were workshops and the engine room that housed the winding gear for the  
City's famous cable-hauled trams, the last of which ran in 1923.

It was here, too, that the last of the electric trams arrived on its final journey on  
Friday the 16th of November 1956. And the tramsheds, chimney and a large  
part of the boundary wall and gables, all listed, are part of the development,  
which reasonably enough, is called The Engine Yard.







You can still see a remnant of the City's old cable tramway just up the road at Waterloo Place. There's a section of tram tracks there, with the characteristic third track in the middle, which is the trough where the cable ran.

This triple track motif and the sense of movement and arrival in and around the City that goes with it, have informed the concept, design and development of The Engine Yard. As you'll see in the following pages, there are a lot of tram references and a strong sense of history and place.



Perhaps as you'd expect of a community so close to the New Town, The Engine Yard is a high quality, sustainable development, being built and finished to a very high specification, and creating an attractive and spacious new urban environment.

It has everything you'd want in city centre living. It's architecturally and environmentally distinctive; safe and secure; pleasant, easy to access and move around in.

It has a spacious and secure underground car park with reserved car club spaces. A state-of-the-art gym will also sit within the grounds of the development offering fitness classes, personal training and memberships\*. There is every amenity close by, either on the site itself, on the doorstep, or in the surrounding streets and neighbourhoods.

What we are aiming to create are homes that have the feeling of 'a gated community without gates' and on this site that once drove Edinburgh, make a real contribution to this vibrant part of the City Centre.

\*Subject to additional fees and arrangements.



...all lines lead to home





## he gated community without

The Engine Yard site is roughly rectangular, with its narrow ends, entrances and exits on Leith Walk and over Dryden Bridge to Dryden Terrace, and it's this lengthwise orientation that contributes to the feeling of a gated community without gates.

This feeling is reinforced by the ground plan. As well as a stylish and sympathetic conversion of the listed workshops and engine sheds, there will be seven apartment buildings, varying in roof heights between four and seven storeys.

These are laid out around a central spine, which will be the community's main thoroughfare, with a sightline that is drawn directly to the tall listed redbrick chimney, The Engine Yard's distinctive landmark structure.

The spine is flanked by public, semi-public and private amenity spaces and gardens and paved throughout, with all the building materials chosen to marry the redbrick style of the original buildings with the surrounding streetscape, both old and new.

They include traditional Edinburgh sandstone cladding, with a predominance of beautiful Rothesay Blend brick with stone features, modern zinc cladding, and natural slate roofs. Window frames are dark graphite, entrances and doorways oak and stainless steel.

In The Engine Yard, the modern urban meets the historic and traditional to great effect, making it a very positive architectural and social addition to this part of town.





Stylish, welcoming,  
well-thought-out  
homes, with nothing  
left to chance



Carefully considered interiors are generally open plan to use space effectively and minimise wasted areas. Stylish, high quality kitchens and bathrooms are well-laid out and ergonomically effective.

Many apartments have en-suite shower rooms in the master bedrooms. All the fixtures and fittings in all the homes are to a very high standard, and all benefit from high standards of insulation, centralised combined heat and power (CHP) systems and efficient utilities, designed to increase sustainability and minimise running costs.

As well as being stylish, practical and efficient, The Engine Yard is also secure. Entrance is by key fob only. There are entry 'phones and secondary lobby doors to protect lifts, stairs and cycle stores. The car park is shuttered and also has key fob access\*, and there is safe and welcoming low level lighting throughout the site. Everything thought about. Nothing left to chance.

\*Subject to additional fees and arrangements.

The Engine Yard's 377 homes include one, two and three bedroomed apartments, duplexes and 12 spectacular penthouses, varying in size from 47 to 131 square metres.

Tenure is mixed, so there are opportunities both to buy and to rent, which will contribute to an interesting and vibrant age and social mix.

All the homes are designed to maximise space, light and solar gain. Most have dual aspect windows, so they're light and airy. Many have feature balconies and those on the upper floors and roofs have great views over the City and the distant surrounding countryside.

There are covered amenity decks above ground; terraced roof decks; direct street access at ground level, together with a variety of public and semi-public amenity spaces and a number of private gardens.





# The past inspiring and informing the future

The Engine Yard is a big space that has allowed our landscape architects to go to town on the design and layout, inspired and informed by the site's past at the heart of the City's historic tramway.

So movement through the site and the way it connects up is reminiscent of the circular movement of the old cable winding gear, as the cable was wound around the big pulley wheels. The spine or main thoroughfare features a paved re-interpretation of the triple tracks, with the characteristic central third track providing a lighting line that runs through the site.



The combination of layout and design elements like the tram features all combine to give The Engine Yard and the people who'll enjoy living here a real feeling of identity and belonging.

Traditional tram proportions have inspired tram-shaped seating and planters, with the tram pole at the back as a playful element, and materials like timber deck seats evoke the old tram benches. Decorative panels and even the colours and numbers reference the site's rich past.

There are green links and shrub and tree planting throughout the site, and in the public squares and semi-public gardens, private gardens, decks and private communal courtyards, there is a subtle defining of public and private space.

This continues in the treatment of the listed boundary wall, which will provide the background to both public and private spaces, where the wall frames will be used to create lines of light and there will be trees and hedging, timber deck seats and steps, arbours and 'pocket rooms', all designed to help promote interaction and neighbourliness.





# The New Town next door, with Edinburgh-wide connections

The Engine Yard clearly has much to recommend it. But for all that the homes and the development itself are immensely attractive, perhaps top of the list is its position. On the edge of and just stroll away from the New Town.



A comfortable walk from York Place, St Andrew's Square, George Street, Waterloo Place, the Bridges, Princes Street, and Princes Street Gardens. Within easy reach of more good shops, department stores, supermarkets, delicatessens, restaurants, pubs, bars, cinemas, theatres, clubs and other venues than you can shake a stick at.

Then there's Leith Walk, just outside your door, Elm Row, Pilrig Park and down the road, Leith itself, the Links and the Shore. This is a rich, vibrant and diverse community, with lots of character and lots happening.

You're right near the library and the post office. There is a choice of primary and high schools nearby along with many other well-known Edinburgh schools.

Transport, too, could hardly be better. Leith Walk is one of Edinburgh's main public transport routes. There's a bus stop just outside and plenty of routes you can use.

Waverley Station is within walking distance. The proposed new tramway extension from York Place and St Andrew's Square to the Leith Waterfront will stop here. A footpath and cycle way is planned when the old goods railway stops running, and most parts of the City – the Old Town, Rose Street, Lothian Road, Shandwick Place and more – are all walkable.

With a real redevelopment drive around the area, including St James Centre – which will make it Scotland's biggest and best shopping and leisure complex – The Engine Yard is well-connected and couldn't be better situated. See you there.



"I really like the idea of being right next to the New Town."

"We're young professionals, looking for a stylish home close to where we work. The Engine Yard looks like making it possible."

"We want to be in the City centre, but we want a bit of space and a secure place to bring our kids up."

"Scotland's oldest and best Italian deli across the road. Two Chinese supermarkets for neighbours. Movies and restaurants a few minutes' walk away, and some great pubs. What more could you want?"

"We think it looks like a really positive development. Great homes. Great place. And with underground parking, that's a huge plus."

"The idea of being able to rent a nice place in a great position in the City and then perhaps buy later would be absolutely brilliant for us."

"We like the way it brings the old and the new together. It's very Edinburgh."



What are people saying about it?





We're one of the UK's leading property and leisure management, development and regeneration companies.

Our vision is to create successful places and enable people to reach their potential, and our mission is to provide aspirational homes and inspirational places. What all this should tell you is that we are not just developers, we are placemakers.

And by this, we mean that we think about things like architectural quality, the design and quality of interiors, the immediate and the wider environment, and all the things a place needs to thrive.

Thinking about the kind of accommodation people need. The dynamics and interaction of the layout and street plan, the effectiveness of the public realm, amenities and local infrastructure.

We've used our placemaking approach to create more than 600 new neighbourhoods and over 180,000 homes that we own or manage. And when we make places with homes for sale or for rent, we don't just build them and walk away. We continue to manage and care for them.

Places for People is a not-for-dividend organisation, with a strong social purpose. This means that any profits we make are re-invested in our business and our work, with very positive results.

Our ultimate aim is to build attractive and sustainable homes and communities, with green and open spaces, where people can enjoy living and choose to live for the long term. The Engine Yard is part of that process, offering the best of modern urban living, with new homes built on the foundations of the past.





95

years after the  
last cable-hauled  
tram came home,  
you can make a  
home here, too.

the  
engine yard

New homes built on the foundations of the past

 /EngineYardEdinburgh

see more at [www.theengineyard.co.uk](http://www.theengineyard.co.uk)  
or contact us on 0131 357 8888  
[sales@theengineyard.co.uk](mailto:sales@theengineyard.co.uk)

 Places  
for People