



Public Consultation Event

## Proposed redevelopment of the Club 3000 bingo hall on Manderston Street

Longstone (2) Limited is seeking to redevelop the bingo hall at 24 Manderston Street, Leith, into student homes.

Since the building's inclusion in the extended Leith Conservation Area, Longstone has been exploring the options for repurposing the building. A housing development was considered, but the desire to retain the property means that a number of key council planning policies would not be achievable in a residential scheme.

### Where?

McDonald Road Library  
2-8 McDonald Road  
Edinburgh  
EH7 4LU

You can visit our website by scanning the code below with your mobile device.

### When?

Between 4pm and 7:30pm on  
Wednesday 17 January 2024

While there is no requirement to undertake public consultation, we are keen to present the proposals and hear the views of the community in terms of informing and shaping the design of our proposals.



[www.manderston-street.co.uk](http://www.manderston-street.co.uk)



## Background

Proposals are being put forward by Longstone (2) Limited to repurpose the building for alternative uses.

The current bingo hall operator, Club 3000, has found new purpose-built premises at nearby Ocean Terminal and is due to open its doors in Summer 2024.

The existing building is in poor condition and is extremely energy-inefficient. When the bingo operator leaves in 2024, significant investment will be required to secure a continuing use.

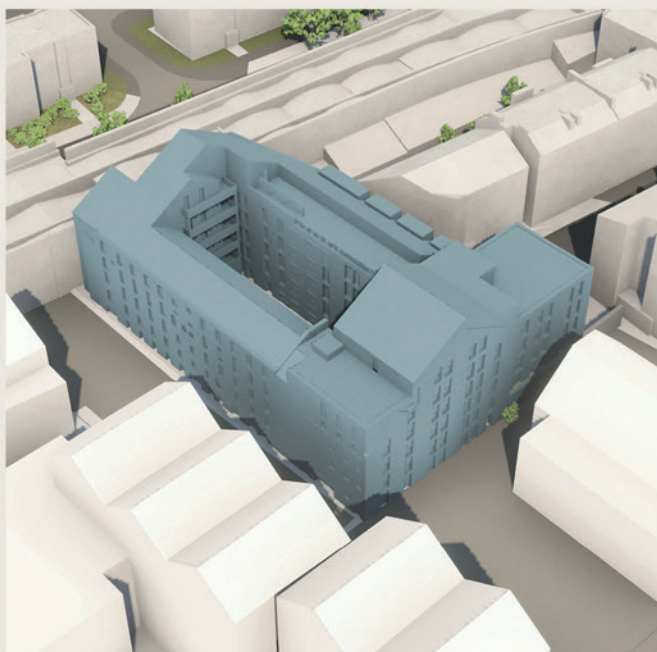
In 2020, Historic Environment Scotland (Scotland's heritage agency) assessed the building for potential listed status and concluded that it did not meet the criteria of special architectural or historic interest.

## Preserving the current building

We are aware of the significant local desire to maintain the existing building. However, the conservation and retention of the property does restrict its potential uses.

Following the building's inclusion in the Leith Conservation Area, the potential to use the site for housing was explored. However, the building is not well-suited to a residential conversion and a viable scheme would fail to comply with many of the Council's planning policies for new housing (for example, dual aspect dwellings and minimum open space requirements). If housing were to be delivered, it would require the demolition of the building.

The proposed use as student homes allows for the creation of a high-quality development that complies with the Council's student housing policies, while also retaining and enhancing the elements of the building that contribute to the surrounding Conservation Area.



## Meeting increasing student demand and freeing up local homes

Demand for student accommodation greatly outstrips supply. Between 2016/17 and 2021/22, student numbers in the city have increased by over 25% (Cushman & Wakefield, Student Needs Assessment, July 2023) and these numbers are set to continue to increase.

The delivery of student homes has the potential to free up housing, or at the minimum provide accommodation for students who would otherwise be competing for family rental properties.

Students are also significant contributors to the local economy, spending money in shops, restaurants, and on local services. In 2023, the Royal Bank of Scotland Student Living Index found that students in Edinburgh spend an average of £1,072.61 on a monthly basis.

## Public Consultation

Consultation boards outlining the development will be available to view and there will be the opportunity to provide feedback and ask any questions to the project team. A project website is available at [www.manderston-street.co.uk](http://www.manderston-street.co.uk)

Materials from the exhibition will be available to view on the website from 9am on Wednesday 17 January. In addition to attending the event, you can also provide feedback or ask questions via the project website and online feedback form.

We are also available via email at [hello@manderston-street.co.uk](mailto:hello@manderston-street.co.uk) or post at **Orbit Communications, 42 Charlotte Square, EH2 4HQ**. You can also call our consultation line on **0131 202 3259**.

**Feedback should be received by Wednesday 31 January.**

Please note that comments submitted at this stage are not representations to City of Edinburgh Council. There will be an opportunity to make representations to the Council if a planning application is made.



For further information please contact:  
**0131 202 3259** or [hello@manderston-street.co.uk](mailto:hello@manderston-street.co.uk)