

# Development Management Sub Committee

**Wednesday 6 February 2019**

**Application for Planning Permission 18/02719/FUL  
At Royal Hospital For Sick Children, 9 Sciennes Road,  
Edinburgh**

**Mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings (as amended).**

<b>Item number</b>	6.1(b)
<b>Report number</b>	
<b>Wards</b>	B15 - Southside/Newington

## Summary

---

The proposals comply with the development plan and non-statutory guidelines and will have no adverse effect on the character or setting of the listed buildings, or character or appearance of the conservation area. The development will have no detrimental impact on residential amenity or road safety. The mix of uses will have no detrimental impacts on the surrounding neighbourhood. The proposals will result in an overall conservation gain through the reuse and preservation of the listed buildings on site.

There are no material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the recommended conditions and legal agreement.

## Links

---

[Policies and guidance for this application](#)

LDPP, LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN03, LEN04, LEN05, LEN06, LEN09, LEN12, LEN16, LEN20, LEN21, LEN22, LHOU01, LHOU03, LHOU04, LHOU05, LHOU05, LHOU08, LHOU10, LTRA02, LTRA03, LTRA04, LRS01, OTH, CRPMAR, NSG, NSGD02,

# Report

## **Application for Planning Permission 18/02719/FUL At Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh**

**Mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings (as amended).**

### **Recommendations**

---

1.1 It is recommended that this application be Granted subject to the details below.

### **Background**

---

#### **2.1 Site description**

The site is approximately 1.72 hectares in area. It lies to the south of the Meadows, and is bounded by Sciennes Road, Sylvan Place, Rillbank Crescent, and Millerfield Place.

The site is currently occupied by a variety of buildings which make up the accommodation for the Royal Hospital for Sick Children. The main hospital building is a Category B listed building (LB30480, listing date 15/01/92), built in 1892-95, designed by George Washington Browne. The building is formed in a U-shaped block framing a courtyard area, with the principal elevation addressing Sciennes Road to the south. The central administrative block extends to four storeys in height and the two symmetrical ward wings are three storeys in height.

The hospital building has been altered over the years and has lost significant external detailing. It has had several additions made to it and new linkages between buildings provided.

To the north east is a mortuary chapel, also designed by George Washington Browne (1895) built at the same time as the main hospital building. This building is Category A listed (LB52347, listing date 26 May 2015) and contains the first complete mural scheme by Phoebe Traquair, one of only three in Scotland. The mortuary chapel building was extended in footprint (1904) and height by an additional storey (1931).

A pharmacy store building is located to the immediate east of the main hospital building, adjoining the boundary with Sciennes Primary School. This is a single storey building with pitched slate roof, and is likely to have been built in the late 19th century.

Hospital related uses expanded into surrounding terraced villas located on Rillbank Terrace (both sides) and Millerfield Place (west side) during the 20th century, and several properties have been extended to the rear to provide additional accommodation. There have been further additions of modular buildings to the rear of Rillbank Terrace/ Millerfield Place, which result in a dense and somewhat cluttered built environment within this part of the site.

To the south of the site is Sciennes Road, along which a strip of open space is located along the southern edge, used in part by Sciennes Primary School as outdoor play space. Detached residential properties back onto Sciennes Road, and this residential character extends into the Grange neighbourhood of the city to the south of the site. 15 and 17 Hatton Place is a residential dwelling located to the immediate south of the open space strip, and is a category C listed semi-detached property (LB30339, listing date 15 January 1992). The rear elevation of this building is located opposite the main hospital building.

The north of the site is bounded by Rillbank Terrace which runs parallel to Melville Drive, separated by a strip of grassy open space within which mature trees are situated. The extensive open space of the Meadows lies beyond Melville Drive, giving the northern edge of the site an open aspect, punctuated by the mature trees.

The east of the site is bounded by Millerfield Place which comprises a row of Category C listed terraced properties (LB30455, listing date 15 January 1992) which are in private residential use, and the Category B listed Sciennes Primary School (LB30479, listing date 15 January 1992).

The west of the site is bounded by Sylvan Place, which contains a mix of tenement and terraced residential properties. Several terraced residential properties (Nos 1-5 Sylvan Place, to the northern end (west side) of Sylvan Place and Nos. 1-7 Fingal Place are Category B listed (LB30483, LB30484 and LB30371, listing date for all groupings 14 December 1970).

The wider surrounding area is predominantly residential in character, comprising a mixture of tenements and terraced properties to the north of Sciennes Road, and less dense, detached residential properties to the south of Sciennes Road. Marchmont local centre is located approximately 100m to the west of the site boundary and contains a mix of retail and commercial uses at the ground floor levels of tenement buildings.

There are a total of 28 trees present on the site currently, which are varying in quality and condition.

Access into the site at present is located via Rillbank Terrace to the north, Sciennes Road to the south and Sylvan Place to the west.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

## 2.2 Site History

20 June 2018 - Application for Conservation Area Consent submitted for substantial demolition in a Conservation Area, currently pending determination. (Application reference 18/02720/CON).

20 June 2018 - Application for listed building consent submitted for internal and external alterations of Category B-listed Main Building of the Royal Hospital for Sick Children to convert to residential use including rear extensions, minor alteration, including sensitive reinstatement and repair of the building. Application pending determination. (Application reference 18/02722/LBC).

20 June 2018 - Application for listed building consent submitted for Internal and external alterations of Category C-listed Nos. 11-21 (inclusive) Millerfield Place to convert to residential use including rear extensions; minor alteration, including sensitive reinstatement and repair of garden boundary walls. Application pending determination. (Application reference 18/02723/LBC).

20 June 2018 - Application for Listed Building Consent submitted for Internal and external alteration to Category A- listed Mortuary Chapel building to convert to public and residential use; conservation and repair of murals in situ; removal of 20th century hospital extensions with associated fabric repairs and reinstatement. Application pending determination. (Application reference 18/02725/LBC).

## Main report

---

### 3.1 Description Of The Proposal

Full planning permission is sought for the conversion of the main building of the Royal Hospital for Sick Children including the demolition of several later ancillary extensions to the building, and the conversion and internal alterations to the adjacent Mortuary Chapel and Pharmacy Store buildings. The buildings will be used for residential dwellings. Terraced properties on Millerfield Place, Rillbank Terrace and Rillbank Crescent currently in hospital related uses are proposed for conversion to residential purposes. This will include a mix of flats and terraced houses.

A new build student housing building and connected affordable housing building is proposed for the western part of the site fronting onto Sylvan Place. This will be separated from the Main hospital building by a new area of public realm connecting Sciennes Road with Rillbank Terrace.

*Change of use:*

Detailed proposals include the following alterations and conversions:

- The application includes the demolition of the unlisted ancillary hospital buildings located to the east and south of the main hospital building. This includes the A&E building (including the former Outpatients building), surgical building, link building and a number of smaller ancillary buildings located to the rear of the main hospital complex. No.1 Rillbank Terrace, which is located on the corner of Sylvan Place and Rillbank Terrace is also proposed for demolition.

- Alterations and restoration of the main hospital building, including the removal of later extensions to the building including rear lift shaft/ stairwell, removal of infill development to the two hospital wings to reinstate balconies with new glazed detailing, removal of two existing single storey extensions at roof level and replacement with two new glazed extensions forming access to roof terraces and recladding of corners of rear elevations of the main building. The conversion to the main hospital building will create 38 apartments (ranging from one to four-bedroom).
- The existing properties along Rillbank Terrace and Rillbank Crescent will be converted from hospital use to residential use. This will form 37 apartments (ranging from one to four-bedroom). This will include internal reconfiguration of the properties and demolition of existing rear extensions.
- The Mortuary Chapel building will be partly converted from office/ mortuary use to form two one-bedroom residential apartments. The mortuary chapel room containing the Phoebe Anna Traquair murals will not be altered as part of this proposal.
- The Pharmacy Store building will be converted to form two residential apartments (a one bedroom and a two bedroom apartment), including the replacement of existing windows where necessary with timber glazed/ PPC aluminium and the replacement of existing timber cladding with metal rainscreen cladding.
- The existing townhouses on Millerfield Place (category C listed) will be converted from hospital use to residential use providing a mix of one to five-bedroom properties. This will include the reinstatement of eight townhouses (four and five bedroom) and formation of eight apartments. New glazed rear extensions are proposed for the townhouse properties on Millerfield Place.

*New build:*

- A 323-bed student housing development is proposed for the corner of Sciennes Road and Sylvan Place. The building will be five storeys in height plus two storey attic roof levels, forming a frontage onto Sylvan Place and will comprise a mix of studio and cluster flat apartments. Building materials will include natural ashlar stone walling, dark grey rainscreen cassette type cladding, pressed metal dormer windows and slate roof tiles.
- Communal space (125 sq m) will be provided and will be located at the ground floor level of the student accommodation block at the corner of Sylvan Place and Sciennes Road, with potential for future community use (subject to agreement) or as a student amenity area.

- A residential block containing 31 one and two bedroom flats is proposed for the southern corner of Sylvan Place with Rillbank Crescent. This will be facilitated by the demolition of later hospital extensions and No. 1 Rillbank Crescent. The building will be three and a half to four storeys in height. A palette of materials including natural stone, slate roof tiles and pressed metal dormer window detailing is proposed for this building to relate it to the adjoining student housing development proposal.
- A total of 32 parking spaces are proposed with 20 spaces provided in existing parking spaces on Rillbank Terrace, and 12 spaces in the courtyard in front of the main hospital building. Access into the site will be via existing entrance and exit points to the front courtyard to the north, and using the existing route at Rillbank Terrace to the south.
- Cycle storage areas for dwellings will be provided in basement level cycle storage areas, outdoor covered cycle stores and private gardens. Cycle storage for the student accommodation will be provided within a basement storage area.

A range of new open spaces will be provided as follows:

- A new area of paved public realm creating a new pedestrian connection through the site from north to south from Sciennes Road to Rillbank Terrace. This will comprise a series of sloped and stepped spaces alongside seating areas. A new opening will be formed in the existing boundary wall of the hospital on Sciennes Road to access the open space;
- A public garden located in the forecourt of the main hospital building;
- Private garden grounds for converted properties along Millerfield Place, Rillbank Terrace and some properties in the main hospital building; and
- Communal garden ground for the affordable housing units.

The proposal will result in the removal of 18 trees from the site from a total of 28. There are 32 new proposed trees identified for the site.

### *Scheme 1*

The plans have been amended as follows:

- The layout to the forecourt of the main hospital building has been amended to reduce the number of parking spaces from sixteen spaces to twelve, and to increase the area of shared garden space proposed.
- The internal layout of the affordable housing block has been amended to ensure that all properties meet the required space standards as set out in the Edinburgh Design Guide. The external footprint of the building has not changed.

## *Supporting Information*

The following documents have been provided in support of the application:

- Planning Statement;
- Pre-application Consultation Report;
- Heritage Statement;
- Design and Access Statement;
- Transport Statement;
- Ecological Appraisal;
- Tree Survey;
- Surface Water Management and Flood Risk Report;
- Daylighting Study;
- Bat Activity Survey;
- Energy Statement; and
- Mortuary Chapel Condition Report and Supplementary Addendum Report.

These documents are available to view on the Planning and Building Standards Online Service.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) The proposed uses are acceptable in principle in this location;

- b) There is any impact on the character and appearance of the conservation area and listed buildings;
- c) The design is acceptable;
- d) Vehicle, Pedestrian and Cycle Access points and routes and car parking are acceptable;
- e) The level of amenity for existing and future residents and other occupants is acceptable;
- f) The landscape strategy and open space provision are acceptable;
- g) Infrastructure and Affordable Housing requirements are met;
- h) The proposals are sustainable;
- i) There are other material considerations;
- j) Impacts on equalities and rights are acceptable; and
- k) Public representations have been addressed.

#### **a) Principle of uses**

##### *Residential development*

The site is in the urban area as defined in the Edinburgh Local Development Plan (LDP). Policy Hou 1 Housing Development supports redevelopment for housing provided proposals are compatible with other policies in the plan. The proposed housing is therefore an appropriate land use for this location.

Policy Hou 2 Housing Mix seeks the provision of a mix of house types and sizes where practical to meet a range of housing needs. Policy Hou 6 requires developments of twelve units or more to make provision for affordable housing amounting to 25% of the total number of units proposed.

The proposal includes 126 units, including 95 private units in a mix of one to five bedroom properties and 31 affordable units in a mix of one and two bedroom flats. The private housing will be provided in the converted hospital buildings and associated buildings along Millerfield Place, Rillbank Terrace and Rillbank Crescent. The development will provide 31 affordable units, which will be located in a new building located on the corner of Sylvan Place/ Rillbank Crescent. This equates to 25% provision and complies with policy Hou 6.

The Edinburgh Design Guidance requires that a minimum of 20% of properties in developments of this scale have a minimum of three bedrooms and floorspace of 91 sq m. Eight houses (four/ five bedroom) will be formed in the two storey section of the terrace on Millerfield Place, re-instating these properties as individual family homes as was originally intended. The remaining residential accommodation will consist of flats ranging in size from one-bed to four-bed in size. In total, 31% of accommodation will be units of three bedrooms and above which complies with the Edinburgh Design Guidance standard.

The affordable housing provision comprises a mix of twelve one bedroom (39%) and nineteen (61%) two bedroom flats. Affordable Housing has commented that the mix of affordable housing unit sizes is not representative of the mix across the wider site, and has noted that the affordable housing has not been distributed across the site.

It is recognised that the affordable housing mix does not include any larger family units. From previous experience in the city, the affordable housing provider has identified that this location is more suited to the provision of smaller one and two bedroom units and will allow for a quicker lease period, longer occupancy times and less void periods for properties. Given the historic nature of the site, the affordable housing provider has advised that it would not be desirable to integrate affordable units within the existing buildings within the site, as it would be difficult to meet design and build standards, and this may introduce management issues and maintenance burdens. The affordable housing is located in a prime location within the site, facing the Meadows. This position is considered to be reasonable, and the proposed mix of affordable housing is acceptable for this location.

Overall, the housing provision on site meets the requirements of policies Hou 1, Hou 2 and Hou 6 and is acceptable.

### *Student Housing*

Policy Hou 8 supports the development of purpose-built student accommodation in locations within the city which are a) appropriate in terms of access to university and college facilities, and where b) the proposal will not result in an excessive concentration of student accommodation.

The application site is located approximately 500m south of the University of Edinburgh's Central Campus, and is well connected by cycle and footpaths. In addition, the site is located approximately 1km south east of the University of Edinburgh's Lauriston Campus. The University of Edinburgh's Kings Building campus is located less than 2km to the south of the site and can be directly accessed on foot or by one of several regular bus routes that stop approximately 400m from the site. The location is therefore appropriate in terms of access to university and college facilities and is compliant with part a) of policy Hou 8.

The site is located within an area characterised by residential development, and a mix of other uses including the existing hospital, a primary school and a range of small scale retail and commercial activities. The purpose of part b) of policy Hou 8 is to ensure that the development of student accommodation does not adversely affect the established community. The student accommodation proposed is in a purpose-built block which ensures that it is well managed and regulated.

The Council's non-statutory Student Housing Guidance supports Policy Hou 8 as it suggests that there should be a balance between student and non-student housing. It states that criteria in LDP will be applied to proposals for student housing using the locational and design guidance. This specifies a preference for student housing locations close to university or college campuses, where the cumulative impact of student housing and other land uses has been considered, and notes that on larger sites (over 0.25ha), new build residential development should form a minimum of 50% of the total new build housing and student accommodation gross floor area.

The gross floor area of the proposed development is 25,642 sq m, comprising 16,147 sq m (63%) of housing and 16,147 sq m (37%) of student housing. This exceeds the 50% threshold of residential set out in the Student Housing Guidance. The proposal also complies with the requirement of the Student Housing Guidance to create "safe and pleasant places" with a "mix of uses" to ensure adaptability. The proposed development allows for a mix of studio and cluster units within the student development which is an appropriate balance of accommodation.

Overall, the proposal complies with the provisions of policy Hou 8, and the Student Housing Guidance in relation to the integration of student accommodation on site. It is appropriate for this location, and is acceptable.

### *Community Space*

Policy Hou 10 Community Facilities states that planning permission for housing development will only be granted where there are associated proposals to provide any necessary health and other community facilities relative to the impact and scale of development proposed.

The proposed development will provide financial contributions to healthcare and education provision within the local area. Further details are set out in section (g) below.

The proposal includes 125 sq m of communal space to be located on the ground floor of the Sciennes Road/ Sylvan Place student accommodation building. The application has not provided specific details regarding the end-use of this space, as discussions are ongoing with the Marchmont and Sciennes Development Trust (MSDT). To date, they have not received confirmation from MSDT as to their intended use of the space. On this basis, a condition will be added to any consent requiring the specification of end-use of the communal space to be agreed and that all relevant assessments as required by Environmental Protection are submitted for approval prior to discharge of the condition.

### **b) Impact on the character and appearance of the conservation area and listed buildings**

LDP Policy Env 3 seeks to protect listed buildings from development that may be detrimental to the architectural character, appearance or historic interest of the building, or its setting.

LDP Policy Env 5 seeks to ensure that demolition of unlisted buildings within a conservation area which are deemed to make a positive contribution to the character of the area will only be permitted in exceptional circumstances, and after taking into account the considerations set out in Policy Env 2 Listed Buildings - Demolition.

LDP Policy Env 6 requires development to respect, and where possible enhance the character and appearance of the conservation area. Development should be consistent with the relevant conservation area character appraisal, preserve trees, hedges, boundary walls, railings, pavings and other features which contribute positively to the character of the area and demonstrates high standards of design and utilises materials appropriate to the historic environment.

The proposal for demolition of buildings on site will be considered separately in planning application 18/02725/CON. Historic Environment Scotland has made comments to the conservation area consent application and in relation to the accompanying listed building applications 18/02720/LBC, 18/02722/LBC and 18/02723/LBC. These comments will be considered fully within these reports.

The applicant has prepared drawings showing what the development will look like. Information has also been submitted in the design and access statement and heritage statement which seek to build an understanding of the impact of the development on the surrounding conservation area. The information submitted has been used to consider the proposed urban development in terms of the appropriateness of this scheme for its heritage setting.

#### *Existing and surrounding townscape character*

The Marchmont, Meadows and Bruntsfield Conservation Area Character Assessment describes the principal features of the urban fabric of the area as being the Victorian tenemental perimeter blocks, interspersed with occasional Georgian terraces along the south side of the meadows. The tenement perimeter blocks are characterised by their uniform height, massing and use of stone and slated roofs. The area to the east of Marchmont Crescent, where the application site is located is described as more diverse, with streets such as Sylvan Place and Argyle Place containing town house development, alongside set piece buildings such as the Royal Hospital for Sick Children and Sciennes Primary School mixing up the uniformity of the prevailing surrounding tenemental pattern of development.

The proposed uses are of those found within the Marchmont, Meadows and Bruntsfield Conservation Area at present. The mix of uses is acceptable and would provide an appropriate fit with the overall character of this heritage asset.

The existing hospital building on the site makes an important contribution to the character of the conservation area in this location. The character of the original planned building has been diminished over time by the addition of the building's extensions and piecemeal alterations to the original building to meet operational requirements. This has had a negative impact on the quality of the conservation area in this location.

## ***Alterations to existing buildings - impact on Conservation Area and Listed Buildings***

A detailed assessment of the proposed alterations to the listed buildings on site is provided in the separate listed building consent applications for the site. The following sections will more generally address the impact on the conservation area and listed buildings that the proposed development will have.

### *Main hospital building*

The proposed alterations to the main hospital building will remove extensions and alterations to the building which will allow the original building form to be restored. The removal of extensions to the west of the building will allow all of its elevations to be more fully appreciated, and improves the setting of the listed building. The removal of the later hospital wing ward extensions and reinstatement of the south wing balconies will improve the southern elevation of the building, and allow the traditional characteristics of the building to contribute more effectively to the surrounding area. The replacement of windows with traditional timber frames and restorative work to stonework as required is welcomed. The forecourt of the hospital will be improved through the reduction in the amount of parking and signage provided and the provision of a smaller landscaped parking area and public garden area.

The alterations to the traditional aspects of the hospital building will make a positive contribution to the character of the conservation area and will improve the character and setting of the listed building. Significant internal alterations are proposed due to the change of use from hospital to residential use.

The principal proposed changes to the main hospital building are the provision of new glazed balconies on the hospital wings, addition of rainscreen cladding of the rear "corners" of the building, addition of a number of rooflights and windows and the replacement of two roof extensions with new glazed extensions. Clear justification for these additions has been provided in the design and access statement and heritage statement and these changes are considered to be acceptable.

### *Mortuary Chapel*

The proposed alterations to the exterior of the Mortuary Chapel are restorative in nature including the refurbishment/ replacement of windows where necessary, removal of redundant unnecessary services and penetration holes and clearance of redundant signage. A rear glazed extension will also be replaced. These amendments will improve the character of the listed building and have no negative impact on the character or appearance of the conservation area and are acceptable.

The mortuary chamber containing the Traquair Murals is accessed via a separate entrance from the rest of the building. This access arrangement will remain unchanged and there will be no internal alterations to this room or the murals, beyond the recommendations set out in the Murals Conservation Report. The internal reconfigurations to the building include the removal of some ground floor walls (with no impact on the murals chamber) and creation of two one-bedroom apartments. These have been configured to ensure that all plumbing is included on the opposite side of the building from the murals chamber. This is an acceptable arrangement. It is noted that the applicant has explored the potential for the Mortuary Chapel building to be managed by other parties including Historic Environment Scotland, but these discussions have not resulted in any viable options. The applicant will enter into a management agreement relating to the Mortuary Chapel which will ensure that continued public access by prior arrangement will be maintained, as per the current operation of the space.

### *Pharmacy Store*

The proposed alterations to the pharmacy store allows for the character of the existing building to be retained, alongside the introduction of some contemporary design alterations. The refurbishment/ replacement of windows where necessary, removal of redundant unnecessary services and penetration holes and signage is appropriate and acceptable. The replacement of timber cladding with metal rainscreen cladding on the elevation so the pharmacy store complements the contemporary alterations to the main hospital building, and creates a continuity with the modern interventions of the new build elements of the wider scheme. This is considered to make an appropriate alteration to the building, which will not adversely impact on the character of the listed building or conservation area.

### *Millerfield Place*

The proposed alterations to Millerfield Place seek to return the properties from their existing hospital use to their original residential use. The proposed changes to the external character of the buildings include the refurbishment/ replacement of timber double glazed windows where necessary, addition of rooflights, removal of recent modern extensions and replacement with new rear glazed extensions. The proposals will reinstate a sense of uniformity across the terrace whilst preserving the character of the original buildings. Rooflights are already prevalent across the terrace and the replacement/ addition of these is appropriate. Private gardens will also be reinstated for properties. The proposed alterations will improve and enhance these buildings and will not impact adversely on the character of the listed buildings or conservation area.

### ***New build development - impact on setting of conservation area and listed buildings***

The demolition of the existing buildings on Sylvan Place and of no.1 Rillbank Crescent is considered in application 18/02720/CON. LDP Policy Env 6 requires development to respect, and where possible enhance the character of the conservation area. The impact of the new build aspects of the scheme on the conservation area and relevant listed buildings is considered below.

The proposed student housing and affordable housing buildings will require the removal of existing buildings along the eastern side of Sylvan Place, creating a new frontage to the street. The impact of this change on the overall character of the conservation area has been carefully considered.

The existing form of development along the eastern edge of Sylvan Place is currently piecemeal in nature, and presents a variety of characteristics which is incongruous with the planned nature of the western side of the street.

The proposed student building at the northern end of Sylvan Place extends to five storeys in height plus one and two-storey attic roof levels. The overall scale of the student housing building has been reduced in height and massing through the design process. The proposed height of the building responds to the existing height of the tenement block at the northern end of Sylvan Place. The taller attic floors of the building are set back from the building frontage. The south side of the student block is reduced in height to respond to the corresponding heights of properties along the western side of Sylvan Place. The overall height and form of the building remains subservient in height and architectural detailing to the main hospital building.

The student housing building will be set back from the pavement of Sylvan Place by 2.5m to 3.2m, separated from the street by a low wall and metal fencing. This will improve the interface between the building and the street frontage from the existing position of the hospital buildings which sit directly onto the pavement, improve the sense of scale within the street setting and will have a positive impact on the character of the street in this location.

The elevational treatment of the student housing building provides a vertical emphasis which is in keeping with the traditional pattern of the tenements on the opposite side of the street. The inclusion of the link entrance block which will be treated with metal cladding, creating a break in the elevation and some visual permeability through the site allows for visual connections to be made towards the new area of public realm, whilst maintaining a continuous frontage onto Sylvan Place. Whilst contemporary in nature, this element of the building is considered to be appropriate and complementary to the existing character of the street.

The affordable housing building height steps down in height to respond to the typical building heights of properties on the west side of Sylvan Place. The new block has a set back from the street frontage of 2.5m with boundary walls and railings forming an appropriate boundary treatment which reflects the street setting of existing properties on the west side of Sylvan Place. This arrangement presents a significant improvement to the streetscape compared to the existing piecemeal development which is present at the south eastern side of Sylvan Place.

The affordable housing block will form a four-storey pavilion on the corner of Sylvan Place and Rillbank Crescent. This responds to the building height of No. 1 Sylvan Place opposite, and forms a bookend to the south eastern corner of the street which is currently weakened by the lack of development on the corner of this block. This will complete the pattern of pavilion blocks which prevails along the southern side of the Meadows and will strengthen the townscape pattern by completing this unfinished corner. The architectural detailing of the affordable housing building reflects the minimal design of the student housing building, showcasing the natural stone, and complementing the surrounding historical built form.

The affordable housing block continues the set back established by the student housing block and allows for private garden areas to be provided to the front of properties. This reflects the pattern of the western side of Sylvan Place and will make a positive contribution to the streetscape. Sylvan Place is a relatively narrow street in comparison with others in the immediate context area, and the proposal to set back properties will have a positive impact on the scale of the street overall. The proposed building form makes a positive contribution to the townscape and character of the conservation area and is considered to be acceptable.

Both the student housing and affordable housing blocks will provide a good level of fenestration on the street elevation which will provide an increased amount of natural surveillance. The affordable housing provides three shared entrances to the flats which will further activate the street frontage.

The proposed materials for the student housing building and the affordable housing building include a restricted palette which is in keeping with the character of the conservation area. This comprises primarily traditional materials of sandstone and slate roofs, with the introduction of contemporary materials in the form of grey pressed metal dormers and metal cladding. Channelled stone plinths are proposed along distinct sections of the student block which respond to the traditional stone details found elsewhere within the conservation area.

This mix of materials is appropriate for the context, and is aligned with the contemporary alterations proposed for the main hospital buildings, which will create a good level of continuity in materials across the scheme.

To conclude, the analysis provided in the supporting statements reflect how the design of the scheme has been informed by the characteristics of the built environment. The conversion of the existing terraces on Millerfield Place, Rillbank Terrace and Rillbank Crescent will bring these buildings back to residential use as was originally intended. The removal of ancillary hospital buildings from Sylvan Place provides the opportunity to re-activate the western side of this street and provide a planned development form that responds to the streetscape. The proposed alterations to the listed buildings, existing built environment and development of new buildings will have a beneficial impact on the character of the historic environment and is acceptable.

## **c) Design**

The Urban Design Panel was consulted at the pre-application stage and identified the importance of developing the design setting of listed buildings, streetscape and impact on the conservation area as key considerations in the assessment of the application. It noted that the replacement of the frontage along Sylvan Place will require careful justification, and that the quality of new buildings and open space will require to be of the highest standard. The Panel was also supportive of accessing the student housing from Sylvan Place.

The panel expressed desire to see a reduction in the overall parking provision on the site including removal of parking from the front of the main hospital building. It was in support of public access to the mortuary chapel building, and encouraged a community use to be established in this building.

### ***Fit with context***

#### *Alterations to the Main Hospital Building, Mortuary Chapel and Pharmacy Store*

Policy Des 1 (Design Quality and Context) requires development to demonstrate that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area.

The applicant has submitted supporting information to demonstrate how the design of the scheme will sit within its context. The main hospital building is a unique and individual building in the area, and is distinctive in the use of red sandstone. It acts as an iconic landmark within the local area, and is an immediately recognisable reference point. The later extensions to the main hospital building have weakened the architectural presence of the building, and detract from the original design. In particular, the addition of extensions to the west and south of the building have significantly reduced the quality of the building from these approaches and have reduced the opportunity to appreciate the building as a set piece of architecture, particularly from the rear approach to the building along Rillbank Terrace.

The heritage report submitted as part of the application concludes that any changes to the rear elevation of the main hospital building are unlikely to affect the special interest of the building due to the extent of alterations that have already taken place at this location. The removal of the extensions to the west, alongside the proposed removal of the external stair and bed lift tower on the rear elevation of the building will improve the balance of these elevations and will significantly assist the legibility of the building as it was originally designed.

The addition of aluminium glazing and cassette type rainscreen cladding on the south west and south east corners of the building will create contrast with the restored elements of the rear elevation, and will create an appropriate contrast between the old and new elements of the building. This intervention is considered to be appropriate, and allows for a sense of continuity to be achieved between the main building and adjacent contemporary materials proposed in the student housing building to the west.

The removal of the front facing playroom infill extensions on the two wings of the main hospital buildings will allow these elevations of the building to be appreciated in a form which is more aligned with the original architectural design of the building. The addition of glazed balconies in replacement of the infill extensions provide a minimal contemporary architectural intervention that will not adversely impact on the overall character of the building.

Two existing single storey extensions on the existing roofscape of the main hospital building will be removed and replaced with new lightweight glazed extensions, which will occupy a slightly larger footprint and be slightly higher than the existing extensions. This will provide a small amount of additional accommodation at this level, and will remove the unattractive existing extensions, which detract from the existing roofscape.

This intervention is considered to provide an appropriate alteration to the roofscape, that when combined with the other proposed alterations to the main hospital building will provide an appropriate contemporary addition to the character of the building. The use of glass minimises the visual impact of the extensions, and will provide access to private terraces at roof level.

#### *Mortuary Chapel*

The proposed changes to the Mortuary Chapel will comprise the replacement of existing windows where necessary, removal of redundant unnecessary services and replacement of the existing rear glazed extension with a contemporary rear extension, consistent with the proposed rear extensions on Millerfield Place. These alterations will have no significant impact on the external appearance of the building, and are acceptable.

#### *Pharmacy Store*

The proposed alterations to the pharmacy store will include the replacement of existing windows where necessary with timber double glazed windows to match existing. New windows within the new front elevation are proposed as PPC aluminium. The replacement of windows and removal of unnecessary services from the building will be beneficial to the overall character of the building and is welcomed.

The replacement of existing timber cladding with metal rainscreen cladding will match the main hospital building and will create a sense of continuity between the building and the main hospital building. This will not adversely impact on the setting of the building or surrounding townscape and is acceptable.

#### *Rillbank Terrace/ Rillbank Crescent/ Millerfield Place*

The proposed changes to Rillbank Terrace, Rillbank Crescent and Millerfield Place (Category C listed) will include the addition of rooflights which will not be visible at street level due to the existing balustrade located along the building line. Existing rear extensions to properties which are piecemeal in nature will be removed. Along Millerfield Place, new contemporary rear glazed extensions will be provided. These will be located in rear garden grounds and are not visible from the street frontage.

Other proposed alterations to the buildings include the refurbishment or replacement of existing windows (where necessary) with timber double glazed units to match existing. These are acceptable interventions and will not detract from the building or character of the surrounding area.

### *Sylvan Place*

The student housing building is positioned to create a robust corner at Sylvan Place and Sciennes Road. This will be positioned adjacent to a newly formed access to the public realm link between Sciennes Road and Rillbank Terrace which will separate the student housing building from the western wing of the main hospital building. The student building will sit as an independent building adjacent to the hospital building and will remain subservient to the main hospital building in its height and architectural detailing.

The proposed windows and fenestration of the student housing and affordable housing buildings on Sylvan Place has been considered to ensure that these take reference from the existing proportions and scale along the western side of the street and of the main hospital building to the east of the student housing building. This architectural detailing provides an appropriate response to the existing building context.

### *Frontage to the Meadows*

The affordable housing building will play an important role in redefining the corner of Sylvan Place and Rillbank Terrace. The existing built form on this corner fails to follow the established street pattern along the wider elevations to the south side of the Meadows. The proposed affordable housing block will strengthen this corner, providing a building form which reflects the wider street pattern. This will have a positive impact on the character and appearance of the wider environment, and will more strongly reflect the characteristics of the streetscape described in the Conservation Areas character assessment.

### *Layout*

LDP Policy Des 7 (Development Layout) seeks to ensure that the layout of new development enhances community safety and urban vitality, and provides direct and convenient connections on foot and by cycle. The proposed development will create a new pedestrian route through the site which will be landscaped to a high standard, and well overlooked by redeveloped and new built buildings on either side. This will open up the site, and provide a new accessible connection between Sylvan Place and Rillbank Terrace, connecting onwards to the Meadows.

The student housing building and affordable housing buildings will increase the amount of natural surveillance to Sylvan Place, and will improve the vitality of this street. The positioning and set back of new buildings on the eastern side of the street will strengthen the street frontage and improve the on-street character.

Car and cycle parking on site is appropriately located and will not inhibit pedestrian or cycle movement. Parking areas are well overlooked by adjacent properties. Overall, connectivity through the site will be significantly improved, and pedestrians and cyclists will be given a better choice of routes.

## ***Scale, height and massing***

LDP Policy Des 4 (Development Design - Impact on Setting) requires development to demonstrate that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views. It is noted that the character of the wider townscape is characteristic of the Marchmont, Meadows and Bruntsfield Conservation Area, notably in the form of Victorian tenemental perimeter blocks interspersed with occasional Georgian terraces along the south side of the Meadows. It is therefore important that the form and massing of the proposed development fits appropriately with the surrounding character of streets.

The proposed alterations to the main hospital building will improve the massing of the building by removing significant extensions to the west of the building and reinstating the original planned form of the building. This is appropriate and acceptable.

The alterations to the mortuary chapel and pharmacy store will not impact on the overall scale of these buildings and is acceptable.

The scale and massing of the new build elements of the scheme have been carefully considered through the planning process. Generally, the scale and massing of existing development on the site and in the surrounding streets follows a pattern of larger scale four/five storey development in the north, and lower two/three storey development to the south. The scale of the new build elements of the scheme respond to this pattern, with building height stepping down from the student building to the affordable housing building along Sylvan Place.

The affordable housing block has been designed to reflect the proportions of the other pavilion blocks which occupy the corners of streets facing onto the Meadows. This will fit with the existing pattern of massing along the Meadows frontage, and will improve the balance of the urban grain. The corner pavilion element of this building will extend to 4 storeys in height and will approximately meet the building height of the adjacent pavilion block on the corner of Sylvan Place and Fingal Place (approximately 0.8m lower at the roofline).

The Sylvan Place element of the building will be three and a half storeys in height incorporating dormer windows in the roof space. The building eaves of this part of the affordable housing are approximately 0.5m higher than those of the existing properties on the opposite side of Sylvan Place. The ridgeline is approximately 0.85m higher than the opposite buildings. This increase does not have a significant impact on the balance of the street and is acceptable.

The student housing building is predominantly five storeys in height, and responds to the existing topography of Sylvan Place which allows for parts of the building to extend to a maximum of 7 storeys, including one or two levels of attic accommodation within the roof space in places. The massing of the building has been broken up by introducing areas of rainscreen cladding to elements of the Sylvan Place elevation which provide a visual break to the building. The stepped back roofline and use of dormer windows in the roof space also helps to minimise the impression of height and is effective in reducing the overall sense of massing of the building.

There has been a thorough consideration of the roof design of the student housing building during the planning process and the proposed roof scheme has been selected to ensure that the form remains subservient to the main hospital building, maximises daylight and responds appropriately to the conservation area setting. The proposed roofscape incorporates pitched roofs, terraces and flat roofs that form an overall massing which does not dominate the overall form of the building.

When combined with the set back of the upper storeys of the affordable housing block and student housing building, this difference in building heights is minimal enough to be acceptable, and will balance appropriately with the existing building heights on the west side of Sylvan Place.

### **Materials**

The materials chosen for the scheme have been informed by the surrounding buildings and contemporary schemes around Edinburgh and the Marchmont area. Marchmont is largely characterised by sandstone development, and the principal material utilised in this proposal for new-build elements will be ashlar natural stone in a buff colour. Where stone is proposed, a texture and finish to reflect the tone and colour of surrounding buildings will be used.

This will be complemented by slate roofs, which reflects the predominant roof material used in the local area. Both new build elements of the scheme (student housing and affordable housing buildings) will incorporate mansard roofs which are stepped back from the stone façade. This detailing is appropriate and creates a roofscape which will effectively reference other roof details from around the site. Both buildings also incorporate recessed detailing, at the entrances to the affordable housing and in the full block detailed reveals around windows in both student and affordable housing buildings.

Contemporary materials will be used in measured amounts to provide a contrasting element to the proposal. These will include Metal Cassette Rainscreen Cladding Panels in grey, PPC aluminium windows and screens and pressed metal dormers. Glass screening will be used to reinstate balcony details on the wings of the main hospital.

The addition of modern materials to the listed main hospital buildings is proposed in a considered manner and is not detrimental to the existing character of the area. Further assessment of the proposed material uses in relation to the listed buildings will be considered separately in the associated listed building reports.

The proposed mix of materials is appropriate to the conservation area setting and are acceptable. The detailed specification of materials for use will required to be submitted and approved by planning officers prior to the commencement of development.

### **Key Views**

The Edinburgh Design Guidance (January 2018) identifies a series of key views across the city. This helps assess the impact of proposals on the skyline, and is supported by LDP Policy Des 11 (Tall Buildings - Skyline and Key Views).

The site is within viewcones of views W6d (Carrick Knowe railway footbridge to Arthur's Seat), S4d (Western Craiglockhart Hill to Arthur's Seat) S7a (Braid Hills Drive East to Castle, Hub spire and Barclay Church spire), S7b (Braid Hills Drive east to Calton Hill) and S10b (Junction of Liberton Brae and Kirkgate to Castle).

In assessing the proposals against the impact on these views, the site is found to be not visible (obscured by existing trees or buildings) in the majority of locations, with the exception of viewpoint S7a (Braid Hills Drive East to Castle, Hub spire and Barclay Church spire). The roofline of the proposed development will be visible as is the existing hospital building, but will remain well below the ridgeline and will not occlude views of any of the sensitive visual features. The impact of the development on the skyline is not considered to be negative and the development is in accordance with LDP policies and the Edinburgh Design Guidance.

### ***Conclusion***

Therefore, the scale, design and layout are acceptable in this instance, and in accordance with design policies of the LDP and the Edinburgh Design Guidance.

### **d) Vehicle, Pedestrian and Cycle Access points and routes and car parking are acceptable**

#### *Transport Impacts*

LDP Policy Tra 1 (Local of Major Travel Generating Development) states that planning permission for major development which would generate significant travel demand will be permitted on suitable sites, having regard to the accessibility of the site by modes other than the car, the contribution the proposal makes to the Local Transport Strategy objectives and the effect on targets in respect of overall travel patterns and car use, and the impact of any travel demand generated by the new development on the existing road and public transport networks.

The main transport impacts arising from this site will be from the addition of new residents to the local area. It is noted that the existing use of the site as a hospital generates a significant impact on the local transport network at present, including traffic flows, staff and visitor parking and access for emergency vehicles. These impacts on the local transport network will be removed when the hospital is relocated. A transport assessment has been submitted alongside the planning application which identifies that the proposal is well located for access to the surrounding transport network. Census data for the area shows relatively high levels of walking, cycling and bus use for journeys to work and study. In this regard, the development is considered to have an acceptable impact in terms of the local transport network.

#### *Access*

The Edinburgh Street Design Guidance aims to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a high quality network of vibrant, safe, attractive, effective and enjoyable streets. It provides Edinburgh-specific guidance, fully embracing the protocol and principles set out in the Scottish Government's 'Designing Streets' Policy.

A new pedestrian access will be formed through the site linking from north to south. This will provide a new high quality, accessible route, which will allow for connections onwards to the surrounding footpaths and network of pedestrian routes across the Meadows to the north of the site. The proposed access strategy for the site will enhance pedestrian permeability in the local area and will be beneficial to the overall pedestrian movement network.

Vehicular access into the site will utilise existing locations on Sciennes Road to access the courtyard area to the front of the main hospital building.

It is noted that there has been a proposal from the Marchmont and Sciennes Development Trust relating to the possible future closure of Sciennes Road between Sylvan Place and Livingstone Place to enable use of the street by the neighbouring Sciennes Primary School for additional play space. No formal planning applications have been made with regards to this proposal, and it is not considered reasonable to prevent future access into a currently publicly accessible development site on this basis. The proposed closure of Sciennes Road is therefore not a material consideration to this planning application. The proposed vehicular access into the site via Sciennes Road is appropriate and acceptable.

### *Parking*

LDP Policy Tra 2 (Private Car Parking) states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in the Council's parking guidance.

In this area, Sciennes Road is located within good proximity of public transport, with the major bus route of South Clerk St/ Newington Road located approximately 500m east of the site, and additional local bus routes serving Melville Drive, to the immediate north of the northern site boundary. There is also a good range of local shops and amenities available within walking distance.

The development proposes 32 car parking spaces which will be located in parking bays along Rillbank Terrace (20 spaces) and in the courtyard area (12 spaces) to the front of the main hospital building. The provision of 12 parking spaces at the front of the main hospital building is considerably less than the existing amount (40 spaces) and will allow for a significant portion of the hospital forecourt area to be used as a public garden space.

The parking provision in the hospital forecourt area has been reduced by four spaces during the assessment period for this application, in order to enable the provision of a larger area of public garden space which will make a more significant contribution to the setting of main hospital building. This parking will not be at the expense of an active frontage onto the road, and will be well integrated into the overall layout with planting to minimise visual impact and footways provided to ensure safe routes between the parking bays and the building entrance.

The 95 private residential units in the former hospital will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. Neither the new-build 31 affordable housing units nor student housing provision will be eligible for residential parking permits.

The Transport Assessment identifies that there is sufficient spare capacity in the parking spaces in the surrounding roads to accommodate the likely on-street parking demand from the proposed development. It notes that there is a car ownership rate for the area is 62%. Applying this car ownership rate to the 126 homes in the proposed development would equate to around 78 additional cars requiring a parking space in the area. As 32 spaces will be provided as part of the layout, the development could be expected to generate demand for around 46 on-street car parking spaces in the local area.

Surveys have been carried out as part of the transport assessment which concludes that even at the busiest surveyed times, the local street network has more than enough spare capacity (154 spare spaces were available during the busiest survey at 1400 on 7th February 2018). This survey data includes parking demand generated by the RHSC. When the hospital is relocated the existing amount of space parking capacity in the area is expected to increase, meaning that there would be even more than the current spare parking capacity of 154 spaces available. It is therefore concluded that there is substantially more than sufficient capacity in the local area to accommodate the demand for on-street parking that would be generated by the proposed development.

Motorcycle parking provision, disabled access and electric vehicle spaces will be provided as required by the Edinburgh Design Guidance Parking Standards. The applicant also proposes to contribute funds to provide two city car club vehicles and will provide free membership to the car club for new residents.

#### *Cycle parking provision*

Cycle parking has been provided for the student accommodation and residential units in compliance with parking standards set out in the Edinburgh Design Guidance. Cycle parking is located in a range of locations including basement storage areas, covered cycle stores and within private rear garden areas.

#### *Summary*

Overall, the Roads Authority has raised no objections with this proposal on the basis of securing the required Road Construction Consents and the submission of a Quality Audit and a Travel Plan.

### **e) Amenity for existing and future residents and other occupants**

Policy Des 5 (Amenity) of the Local Development Plan seeks to ensure that new development does not result in detrimental impacts on local existing and proposed amenity of residents including daylight, sunlight, overshadowing, privacy and noise.

#### *Daylight, sunlight, overshadowing and privacy*

Policy Des 5 (Amenity) relates to the amenity of existing and future occupiers and seeks to ensure that amenity is not adversely affected by new development. There are neighbouring residents located at Sylvan Place, Sciennes Road and Millerfield Place.

A daylighting study has been submitted by the applicant which applies the Council's recommended Vertical Sky Component (VSC) approach to assessing impact of development on the ratio of daylight available to existing properties. Properties along Sylvan Place and on the corner of Sylvan Place/ Sciennes Road have been assessed using this approach. There will be no impact on daylighting to existing properties on Millerfield Place.

The Council's Edinburgh Design Guidance requires that the amount of daylight reaching an external wall must be more than 27%, or 0.8 of its former value. The assessment of the east elevations of properties of Sciennes Road/ Sylvan Place has found that all windows will remain above the minimum threshold set out in the Edinburgh Design Guidance and are acceptable.

The proposal will have no impact in relation to overshadowing garden ground of existing properties.

### *Privacy*

Numbers one to twelve Sylvan Place face towards the development site. The proposed layout will set back the frontage of the proposed student accommodation and affordable housing provision by an additional distance of around 2.5m (3.2m in places) relative to the existing hospital building frontages on the eastern side of Sylvan Place. This will reflect the existing set back of Nos. one to twelve Sylvan Place on the western side of the street. There will be a distance of fourteen metres between existing residential properties on the western side of Sylvan Place from the proposed development. This will be an increase in distance between these properties and the existing hospital building.

The Edinburgh Urban Design Framework recognises that privacy of the streetward side of properties is often already compromised by the fact that people can come relatively close to the window of dwellings. It is noted that the ground floor of the hospital building has frosted non-active windows that do not currently impact on the privacy residential properties on the western side of Sylvan Place.

The introduction of new residential and student accommodation will increase the number of active windows on the eastern side of Sylvan Place. However these windows will also help to provide additional surveillance to Sylvan Place and better activate the western side of the street. Furthermore, it is recognised that there will be a substantial decrease in transient pedestrian and vehicular activity on Sylvan Place related to patient drops off/ taxis etc following the closure of the hospital's Accident and Emergency entrance. This will reduce the amount of waiting activity on the street itself, which will have a positive impact on the privacy of existing residential properties. Given the above context, the proposed development along Sylvan Place is considered to be appropriately positioned and achieve an acceptable distance between it and existing residential properties on Sylvan Place. The Edinburgh Design Guidance does not seek to protect the privacy of existing gable ends of properties, therefore the gable end of the tenement block on the corner of Sylvan Place/ Sciennes Road does not require assessment. The layout allows for a reasonable distance to be provided between habitable rooms in buildings whilst achieving a good density of development.

### *Waste arrangements*

Refuse and recycling facilities will be provided at ground level/ basement level respectively for the student housing and main hospital building and in rear communal garden grounds for the affordable housing provision. Refurbished properties on Rillbank Terrace/ Crescent and Millerfield Place will use a combination of existing and new on-street waste facilities.

Refuse and recycling facilities will be positioned in an appropriate location within close walking distance of the front doors, and within acceptable distance for collection from the local authority. A swept path analysis has been completed and Waste Services is satisfied with the proposed waste management strategy.

### *Accommodation*

All flats exceed the minimum space standards for accommodation set out within the Edinburgh Urban Design framework and are acceptable.

### *Noise*

At this stage, there has been no requirement to carry out a Noise Impact Assessment (NIA) for the development. Further details are to be provided regarding provision of combined heat and power system in the student housing building, at which stage it will be necessary to carry out an NIA to assess potential impacts on existing and new residents. In addition, it may be necessary to carry out an NIA to assess impacts from the community use area of the student accommodation building, dependent on the use class that is specified for this location.

## **f) Landscape Strategy and Open Space**

### *Landscape Strategy*

Policy Des 8 Public Realm and Landscape Design applies to all developments proposing new public space as part of the overall scheme. It seeks to ensure that features, including streets, footpaths, civic spaces, green spaces boundary treatments and public art have been designed as an integral part of the scheme as a whole.

The landscaping strategy has been designed to complement the existing historic environment and contemporary built form proposed for the site. The public realm connection through the site will include a mix of accessible ramps and integrated steps to allow for public movement through the site. An appropriate mix of planting species is proposed in outline for the scheme and the specific mix of soft and hard landscaping details will be submitted for approval prior to the commencement of development.

All public open spaces will be well overlooked by adjacent buildings, and have been designed to create a positive interface between buildings and the public realm. The proposed public garden in the forecourt of the main hospital has been increased in size during the assessment of the application in response to public comments relating to the mix of car parking and open space provision in this location. The layout of the public garden will incorporate a small retaining wall which will help to screen parked cars from view of the street, and create a more secluded garden space. This is appropriate for the location and setting of the listed building, and is acceptable.

Existing boundary walls are retained and refurbished where feasible. New stone boundary walls are proposed for the rear of gardens on Rillbank Terrace and Millerfield Place, which are appropriate and will contribute to the quality of environment.

### *Impact on trees*

LDP Policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact on any tree worthy of retention, unless necessary for arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.

The Tree Retention/Removal Plan confirms that a total of 18 existing trees will be removed from the site. Of these trees only one tree is within a category considered worthy of retention (Category B). The landscape strategy for the site proposed 32 new trees on the site. These will be located across the site within the new area of public realm, the public garden, and shared communal garden areas.

Additional trees will also be added to Rillbank Terrace where some existing trees are proposed for removal. It is noted in the Marchmont, Meadows and Sciennes Conservation Area Character Assessment that street trees are few in the area, but are of value. The addition of trees to the new public realm route through the site will provide a positive green setting to the built environment and will allow for a green connection to be formed through the site towards the Meadows to the north, in an integrated and unobtrusive manner.

### *Open space provision*

Policy Hou 3 Private Green Space in Housing Development states that planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents. For flatted or mixed housing/ flatted developments where communal provision is necessary, such as this one, this will be based on a standard to 10 square metres per flat. A minimum of 20% of total site area should be usable green space. The proposed development meets the requirement for 10sq m of open space to be provided per flat. For the affordable housing, this comprises a mix of green space, timber decking and bound resin gravel areas.

Private garden grounds will be provided for the redeveloped properties along Rillbank Terrace and Millerfield Place. These will each provide a good level of private green space for residents. The overall provision of open space across the site exceeds the minimum 20% of usable green space required by policy Hou 3. The quality of public open space that is proposed is of a high quality, will be well overlooked and will offer good opportunities for social interaction. Private garden grounds will contribute to the sense of space and create an appropriate balance between areas of built form. The open space strategy is acceptable and will provide an appropriate level of amenity and high quality public realm for residents.

## **g) Infrastructure and Affordable Housing**

### *Education*

Residential development is required to contribute towards the cost of the required education infrastructure to ensure that the cumulative impact of development can be mitigated. The site falls within Sub-Area BJ-2 of the 'Boroughmuir James Gillespie's Education Contribution Zone'. The Council assessed the impact of the growth on the area through Education Appraisal which took into account school roll projections. The Appraisal considered the impact of new housing sites allocated in the LDP, including this site and identified that contributions are required to mitigate the cumulative impact of development.

Contributions are required towards education actions in the Boroughmuir James Gillespie Education Contribution Zone. The level of education infrastructure contribution has been taken from the January 2018 finalised Supplementary Guidance which equates to £235,451 in total.

31 affordable houses are proposed on site, which equates to 25% of the total housing provision, meeting the requirements of policy Hou 6 Affordable Housing in the LDP. These will be a mix of one and two-bedroom properties.

### *Health*

The site is located within the Meadows Healthcare Contribution Zone. A financial contribution of £189,856 is required for healthcare.

These matters will be addressed through an appropriate legal agreement.

## **h) The proposals are sustainable**

The applicant has completed an S1 form in support of the application, which confirms that the required sustainability criteria have been achieved.

In addition to the essential criteria, the applicant has provided a commitment to further sustainability measures as set out in the desirable elements sections, including the provision of CHP technology and support for sustainable transport measures including provision of city car club vehicles and electric vehicle charging spaces.

The sustainability measures meet the requirements of policy Des 6 of the LDP and the Edinburgh Urban Design Guidance and are acceptable.

## **i) Other material considerations**

### *Flooding and drainage*

Due to the operation nature of the hospital, it is has not been possible for flooding and drainage to be fully assessed at this stage. CEC Flooding has reviewed the interim information submitted to date and is satisfied with the extent and findings of these studies.

The provision of updated drainage layout and details drawings will be required to be submitted and approved prior to start of works on site. At this stage an updated accompanying self-certification Certificate A1 and B1 will also be required. A condition will be added to any consent to this effect. Flooding are also willing to accept hydraulic modelling calculations (microdrainage or similar software outputs) after determination. Their provision will form part of a planning condition and must be provided prior to start of works on site.

### *Ecology*

Policy Env 16 Species Protection states that will not be granted for development that would have an adverse impact on species protected under European or UK law. An Ecological Appraisal and separate Bat survey were carried out for the site.

The initial ecological survey has identified that there is the potential for breeding birds to be affected by development on site if mitigation proposed is not put in place. A condition will therefore be added to any consent given to ensure that breeding birds are protected accordingly.

This application has the potential to provide opportunity for swifts by incorporating swift bricks into the building. An informative shall be added to any consent to this effect.

It was determined from the Ecological Appraisal that potential bat roost sites were present across the roof covering of a wide range of buildings within the site. A further bat survey was therefore carried out to assess the potential for buildings and roosts within the site to support bats and to identify the presence and location of any bat roosts. This identified that bats are roosting within the building. At this stage, due to the operation nature of the building as a hospital, there is a lack of clarity as to whether works will take place in the location of these roosts. On this basis, a Mitigation Plan is proposed, which has been approved by the Council's biodiversity officer. An informative will be added to any consent for the site to ensure that should development take place where it may impact on these roosts, then the applicant will be required to take advice from the Council to assess if a derogation licence is required for issue from SNH. There are no other ecological issues relating to the site and the application is in compliance with the provisions of policy Env 16.

## *Archaeology*

The City Archaeologist has undertaken an assessment of the archaeological and historical significance of the site and has advised that a detailed programme of historic building recording (annotated plans and elevations, photographic and written description and analysis) is undertaken prior to and during alterations/development. A condition will be added to any consent to this effect.

The applicant's proposals to preserve and conserve in situ these nationally important murals are supported along with their aim to ensure that they are publicly accessible. It is however essential that proposed conservation works are fully reported upon and fully integrated within the overall archaeological mitigation strategy for the site. A further condition will be added to any consent to this effect.

## *Environmental Protection*

Environmental Protection has raised no objection at this stage, but has been unable to fully assess aspects of the development due to the operational nature of the hospital. The development site is located in close proximity to the City Centre Air Quality Management Area (AQMA) therefore Environmental Protection has considered the application in this regard. Full details will need to be set out regarding the provision of a Combined Heat and Power (CHP) facility within the student housing development and the impact that this may have on the surrounding area.

A condition will be added to any consent to this effect requiring full details of proposed CHP to be submitted and approved by Environmental Protection prior to commencement of development. A condition will also be added to ensure that a Noise Impact Assessment is provided upfront for approval alongside CHP information which demonstrates that the CHP will meet the required noise thresholds from the nearest sensitive noise receptor.

There may also be a requirement to assess noise levels dependent on the specific use that is established at the community space proposed within the student housing development.

### **j) The impact on equalities and rights has been considered**

An Integrated Impact Assessment has been carried out and raises no overriding concerns. This is viewable on the Planning and Building Standards Online Services.

### **k) Public representations have been considered**

#### *Material comments*

- Appropriateness and wider impacts of student housing development in this location (addressed in section 3.3 (a) above).
- The development should include a different mix of uses (addressed in section 3.3 (a) above).
- Design, height, massing, accessibility, landscaping, siting, materials and impact on the skyline of the proposed new buildings (addressed in section 3.3(c) above).

- Development does not preserve nor enhance the special character of the Conservation Area (addressed in section 3.3(b) above).
- Demolitions and failure to retain facades of demolished buildings within the Conservation Area (addressed in section 3.3(b) above).
- Community space should be larger (at least 250 sqm) (addressed in section 3.3 (a) above).
- Sustainability of the proposal (addressed in section 3.3 (h) above).
- Amount, location and mix of affordable housing provision (addressed in section 3.3 (a) above).
- Proposal does not provide any necessary health or other community facilities (addressed in section 3.3 (g) above).
- Proposed conservation strategy/ management of the Traquair murals (addressed in section 3.3 (b) above).
- Impact on amenity of existing properties on Sylvan Place and surrounding local area (addressed in section 3.3(a), 3.3(c) and 3.3 (e)).
- Impact of development on traffic and parking in the local area (addressed in section 3.3 (d) above).
- Layout of car parking and garden space in the forecourt to the main building (addressed in section 3.3 (c) and 3.3 (d) above).
- Provision and location of cycle storage (addressed in section 3.3(d) above).

#### *Non-material objection comments*

- Impact of the development on the potential closure of Sciennes Road.
- Parking should be provided underground as per pre-application plans for the site.
- Objection to any off shore funds benefiting from profits from this development particularly from the student housing development.
- The council should insist on community space in perpetuity to honour the original public funding of this hospital.
- Alleged inaccuracies in applicant's supporting information.
- Development of this scheme should have been tendered.
- Missing neighbour notification (note - the address was recorded as having received notification in CEC records).

#### *Community Council*

Marchmont and Sciennes Community Council have provided comments on the application as follows:

- Objection to the provision of car parking in front of the main hospital building (addressed in section 3.3(c) and 3.3 (d) above).
- Impact of development on the character and setting of Sylvan Place (addressed in section 3.3(b) above).
- Community space provision is too small (addressed in section 3.3 (a) above).
- The amount of student housing proposed on the site (addressed in section 3.3(a) above).

## Conclusion

The proposals comply with the development plan and non-statutory guidelines and will have no adverse effect on the character or setting of the listed buildings, or character or appearance of the conservation area. The development will have no detrimental impact on residential amenity or road safety. The mix of uses will have no detrimental impacts on the surrounding neighbourhood. The proposals will result in an overall conservation gain through the reuse and preservation of the listed buildings on site.

There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

### 3.4 Conditions/reasons/informatives Conditions

1. No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Historic building recording, conservation, excavation, analysis, reporting and publication & interpretation) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

2. Prior to the commencement of construction works on site:
  - (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
  - (b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning. All boilers must be fitted with secondary abatement technology. Full details of the proposed secondary abatement technology to be used at the proposed gas-powered energy plant shall be submitted to and approved by the Planning Authority and implemented on site, in accordance with approved details, prior to the occupation of the buildings for the proposed uses.

The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Full details of use of the communal space, including a Noise Impact Assessment if deemed necessary by Environmental Protection, shall be submitted to and approved by the Planning Authority, prior to the occupation of the space for its proposed use.

3. Prior to the commencement of works on site, details of the undernoted matters shall be submitted and approved by the Council as planning authority, in the form of a detailed layout of that phase of the site and include;

- a) A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site. This will include;

- i) Provision of a hardworks plan including details and materials for all surfacing, walls, fences, gates, street furniture and any other boundary treatments. It is noted that all kerbs are required to have a minimum 50mm upstand to allow for equal access for all;

- ii) The location of all new trees, shrubs and hedges within the residential area, including details of tree trenches, tree pits and raised planters;

- iii) A schedule of plants to comprise species, plant size and proposed number/density;

Details of measures required to protect trees, in accordance with a tree protection plan, on-site and in the adjacent habitat during the construction process.

- iv) Programme of completion and subsequent maintenance of landscaping;

- v) Drainage details to be provided, ensuring that these are compatible with proposed landscape details.

- vi) SUDs design needs to be submitted for approval and ensure this is compatible with the proposed landscape scheme.

- vii) Details of phasing of these works.

The approved landscaping scheme shall be fully implemented within 6 months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing by the Planning Authority.

4. The applicant will be required to provide the following details in relation to flood management for approval by the planning authority prior to commencement of development:

- a) The applicant will provide finalised pre-development and post-development overland flow path routing drawings showing how water moves across the surface. This will be approved by head of planning prior to start of work on site.
  - b) The applicant shall provide finalised hydraulic modelling calculations for approval to head of planning prior to start of site of the works.
  - c) Revised self-certification and independent check certificates shall be submitted covering the finalised design for the site.
5. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site. Note: samples of the materials may be required.
  6. The use of the community space located within the student housing building will be restricted to Use Class 10.
  7. Details of a management agreement relating to the Mortuary Chapel to allow continued public access by prior arrangement to the mortuary chamber containing the Traquair Murals shall be submitted to and approved by the Council, as planning authority, prior to the occupation of the residential units forming part of the converted mortuary chapel building. Public access will be afforded as reasonably practical thereafter (taking cognisance of the status of the site as a building site and any necessary health and safety requirements).
  8. The care and protection of the murals in the RHSC Mortuary Chapel Building, before, during and after building works shall be carried out in accordance with the supplementary addendum report "RHSC Mortuary Chapel (Edin.) - Phoebe Traquair Murals" dated 27 July 2018.

**Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to ensure that the site is suitable for redevelopment.
3. In order to ensure that the landscape strategy is delivered and maintained to an acceptable standard, in the interests of amenity of the site and wider area.
4. In order to enable the planning authority to consider this/these matter/s in detail.
5. In order to enable the planning authority to consider this/these matter/s in detail.
6. In order to protect the amenity of neighbouring residents and others.
7. In order to safeguard the character of the statutorily listed building.
8. In order to safeguard the character of the statutorily listed building.

## Informatives

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement relating to education, healthcare, affordable housing and transport has been concluded and signed. The legal agreement shall include the following:
  1. Education: A financial contribution is required to Communities and Families to ensure that the cumulative impact of the development can be mitigated. A contribution of £235,451 is required towards education actions in the Boroughmuir / James Gillespie's Education Contribution Zone.
  2. Healthcare: A financial contribution of £189,856 (indexed from the last date of signing the agreement) is required to Edinburgh Health and Social Care Partnership with NHS Lothian towards healthcare actions in the Meadows Healthcare Contribution Zone, identified by the Developer Contributions and Infrastructure Delivery Supplementary Guidance (August 2018).
  3. Affordable Housing: 25% of the total number of residential units shall be developed for affordable housing provision.
  4. Transport: (a) A financial contribution of £2,000 to progress a suitable order to redetermine sections of footway and carriageway as necessary for the development; and  
(b). A contribution of £2,000 to progress a suitable order to introduce waiting and loading restrictions and parking spaces as necessary. The Council will carry out a comprehensive review of the existing waiting and loading restrictions introduced in relation to the hospital in discussion with the applicant.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

5. i). All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details;
- ii). A Quality Audit, as set out in Designing Streets, to be submitted prior to the grant of Road Construction Consent;
- iii). In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;
- iv). The applicant should be advised that as the development is located in Zones 1 to 8:
- a). the new-build 31 affordable housing units will not be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category A - New Build);
- b). the 95 private residential units in the former hospital will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category B - Newly sub-divided or converted utilising buildings which were originally dwellings or are listed buildings);
- c). the student housing will not be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category F - All student housing);
- v). Any parking spaces adjacent to the carriageway will be expected to form part of any road construction consent. The applicant must be informed that any such proposed parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents as part of any sale of land or property;

vi). All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes any off-street bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved; and

Note:

- o The proposed 16 off-street parking spaces and 20 on-street spaces on Rillbank Terrace are considered acceptable for the proposed housing development of 126 dwellings. Current Council standards permit up to 1 space per dwelling in this area (Zone 1), i.e. maximum of 126 spaces. In addition, a number of on-street resident and visitor spaces will be introduced as part of the review of the existing waiting and loading restrictions and parking spaces introduced in relation to the hospital;
  - o Motorcycle parking spaces are proposed for Rillbank Terrace at 1 space per 25 dwellings. Additional spaces will be considered as part of the waiting and loading restrictions review;
  - o Electric vehicle spaces will be provided at 1 space in 6;
  - o The applicant proposes to contribute funds to provide 2 car club vehicles.
6. Swift bricks should be incorporated into the building. Proposed locations should be approved by the planning authority.
7. Development is required to comply with the recommendations set out in the natural heritage mitigation plan. If prior to consent further information confirms that works might affect bats on site then the planning authority will be required to assess if a "derogation" licence is likely to be issued by SNH.

## **Financial impact**

---

### **4.1 The financial impact has been assessed as follows:**

The application is subject to a legal agreement for developer contributions.

## **Risk, Policy, compliance and governance impact**

---

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

---

### **6.1 The equalities impact has been assessed as follows:**

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

## **Sustainability impact**

---

### **7.1 The sustainability impact has been assessed as follows:**

This application meets the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

---

### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

The proposal was presented to the Edinburgh Design Guidance Panel at pre-application stage in November 2017. The comments have been considered in the assessment of this application.

Sixty letters of objection were received in relation to this application. Four letters of neutral comments were also received, and one letter of support. A petition opposing the proposed access to the main hospital building forecourt was submitted containing 352 signatures.

Comments were received from several amenity bodies as follows;

- Marchmont and Sciennes Community Council
- Marchmont and Sciennes Development Trust
- Grange and Prestonfield Community Council
- Grange Association
- Mansfield Traquair Trust
- The Architectural Heritage Society of Scotland
- Cockburn Association
- Living Streets

An assessment of these representations can be found in the main report in the public representations section.

## **Background reading/external references**

---

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

<b>Statutory Development Plan Provision</b>	Adopted Edinburgh Local Development Plan
<b>Date registered</b>	15 June 2018
<b>Drawing numbers/Scheme</b>	01-15, 16A, 17-19, 20A, 21- 32, 33A, 34A, 35A, 36-93,

**David R. Leslie**  
 Chief Planning Officer  
 PLACE  
 The City of Edinburgh Council

Contact: Julie Ross, Planning Officer  
 E-mail:julie.ross@edinburgh.gov.uk Tel:0131 529 4468

## **Links - Policies**

---

### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effect development of adjacent land or the wider area.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

LDP Policy Des 8 (Public Realm and Landscape Design) sets criteria for assessing public realm and landscape design.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 20 (Open Space in New Development) sets out requirements for the provision of open space in new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

LDP Policy Hou 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

LDP Policy Hou 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

LDP Policy Hou 8 (Student Accommodation) sets out the criteria for assessing purpose-built student accommodation.

LDP Policy Hou 10 (Community Facilities) requires housing developments to provide the necessary provision of health and other community facilities and protects against valuable health or community facilities.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

LDP Policy RS 1 (Sustainable Energy) sets criteria for assessing proposals for environmentally sustainable forms of energy systems.

### **Other Relevant policy guidance**

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

### **Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

# Appendix 1

## **Application for Planning Permission 18/02719/FUL At Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh**

**Mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings (as amended).**

### **Consultations**

---

#### **Edinburgh Urban Design Panel**

*In developing the proposals, the Panel suggests the following matters should be addressed:*

- *provide a high quality environment with a community building and access to the existing A Listed Mortuary Chapel;*
- *In developing the design setting of listed buildings, streetscape and impact on the conservation area will be very important considerations and therefore will require careful consideration;*
- *the quality of the new buildings and architectural response will require to respond to the historic context and be of the highest standard;*
- *further design work with respect to public and private spaces*
- *Car parking levels and strategy to be reconsidered.*

#### **Introduction**

*The site is located on the north side of Sciennes Road and covers an area of approximately 1.74 hectares. It is currently occupied by the Royal Hospital for Sick Children. The existing occupiers will vacate the site in 2018 and the site's use as a hospital will cease.*

*The northern boundary of the site is formed by Rillbank Crescent, which runs parallel to Melville Drive and the open space of the Meadows to north. The western boundary is formed by Sylvan Place which comprises four-storey tenement and two-storey terraced housing, currently in residential use.*

*The eastern boundary of the site is formed by Millerfield Place which comprises a mix of tenement and terraced housing which is partly in use by the hospital for clinical use. Sciennes Primary School is located to the immediate east of the site boundary. The southern boundary of the site is formed by Sciennes Road.*

*Several listed buildings are within the site including the A Listed Mortuary Chapel, B Listed Royal Hospital for Sick Kids and C Listed Millerfield Place with other listed buildings adjacent to the site.*

*The proposal is located in the urban area as defined in the adopted Edinburgh Local Development Plan (LDP) and is situated within the Marchmont, Meadows and Bruntsfield Conservation Area.*

*This report should be read in conjunction with the pre-meeting papers.*

*This report is the view of the Panel and is not attributable to any one individual. The report does not prejudice any of the organisations who are represented at the Panel forming a differing view about the proposals at a later stage.*

## **Design Concept and Layout**

*The Panel thanked the presenters for their presentation for this important and historic site within the city.*

*The Panel noted that the design is at an early stage and given the buildings are still occupied and operating as a hospital, survey work to date has been limited and restricted.*

*The Panel noted the opportunity to create a high quality environment with a community building and access to the existing A Listed Mortuary Chapel.*

*With respect to the B Listed Royal Hospital for Sick Children, A Listed Mortuary Chapel and other listed structures on the site it is unclear at this stage the conservation strategy with respect to the site. For example the Panel noted with respect to the B Listed Royal Hospital for Sick Kids that the existing additions to the south façade were remaining and the removals from the north do not expose the existing façade. Also, with respect to the proposed works to the boundary wall and railings to Sciennes Road this is unclear at this stage of the design process. In developing the design setting of listed buildings, streetscape and impact on the conservation area will be very important considerations and therefore will require careful consideration.*

*The Panel noted that the proposal removes buildings and structures from the site. In particular the entire street frontage to Sylvan Place. The design of this street edge will require very careful consideration with respect to both the height, mass, scale and architecture to ensure a suitable response which preserves or enhances the character of the conservation area. Therefore, the Panel noted that the loss of the existing buildings will require to be fully justified.*

*The Panel noted that given the context, the quality of the new buildings and architectural response will require to respond to the historic context and be of the highest standard.*

## **Routes, permeability, spaces between the buildings and the existing streets**

*The Panel noted that the design of the external streets and spaces are at a very early design stage. However, from these early sketches the Panel noted that the indicative layouts, car parking and car movements are compromising the quality of the private and public spaces.*

*The Panel noted that the streets in particular Sylvan Place form frontages to the new buildings and therefore buildings should be accessed from these streets and not the rear of the building. It was noted that student blocks often present their backs to the street an approach not advocated by the Panel.*

*The Panel noted that studies should be carried out with respect to the proposed scale of the streets in particular Sylvan Place as the proposal looks to create a new edge to this urban block in the conservation area.*

*The Panel noted that a clear distinction should be made between the public and private space. These relationships are unclear at this time.*

*With respect to the quality of public and private spaces for this site, the Panel referred to Quarter mile as a good example.*

*The Panel noted that an appropriate design for the open space around and adjacent to the listed Royal Hospital for Sick Kids buildings will be important with respect to achieving an appropriate design in terms of the setting of the listed buildings and structures.*

## **Transportation**

*The Panel noted that the site is well connected and very accessible to public transport.*

*The Panel noted that adequate cycle provision should be provided on site.*

*The Panel noted that the design appeared to reflect a standard approach to car parking. The Panel encouraged this to be reconsidered given the accessibility to site public transport but primary with respect to the negative impact the car parking is having on the street design/public realm, open space and setting of the listed buildings and structures.*

*The Panel did not support the introduction of car parking to the lower level of the B Listed Royal Hospital for Sick Kids Building nor to the front of this building.*

## **Uses**

*The Panel was supportive of the aim to provide residential development on the site. The Panel recognised the challenges of providing student accommodation in this area.*

*The Panel were split in their support of student accommodation being provided on this site. However, given the developer is a student accommodation provider, the Panel accepted that this use is likely to come forward. Therefore, the Panel suggested that the student block should be designed to ensure it integrates into the established residential area and conservation area; for example, be of a residential scale and not a large monolithic block, address and be accessed from the main street frontages.*

*The Panel supported public access and a community use for the Listed A Mortuary Chapel.*

### **Affordable Housing**

*The Panel is supportive of the inclusion of affordable housing on the site and encouraged a tenure blind approach.*

### **Sustainability**

*The Panel noted the potential for the site to deliver a sustainable development and design.*

### **Affordable housing**

*I refer to the consultation request from the Planning Department about this planning application.*

*Housing and Regulatory Services have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.*

*The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.*

*This is consistent with Policy Hou 6 Affordable Housing in the Edinburgh Local Development Plan.*

### **Affordable Housing Provision**

*This application is for a development consisting of 126 homes and as such the AHP will apply. There will be an AHP requirement for a minimum of 25% (31) homes of approved affordable tenures. The tenure of the affordable housing must be agreed by the Council*

*The applicant has stated that the affordable housing will account for 31 (25%) of the new homes across several different parts of the site and will consist of a new flatted block of one and two bed apartments. The proposal does not provide a tenure mix that is representative of the wider site where 20% of homes are one bed. To provide a mix that is more representative of the wider site, the applicant should provide a larger proportion of two bed affordable homes. For example, the mix could have 6 one beds and 25 two beds.*

*The affordable homes are required to be tenure blind, fully compliant with latest building regulations and further informed by guidance such as Housing for Varying Needs and the relevant Housing Association Design Guides. An equitable and fair share of parking for affordable housing, consistent with the parking requirements set out in the Edinburgh Design Guidance, is provided.*

*In terms of accessibility, the affordable homes are situated within close proximity (within 400 metres) of regular public transport links and are located next to local amenities at Marchmont. It is important that an equitable and fair share of parking for affordable housing, consistent with the parking requirements set out in the Edinburgh Design Guidance, is provided.*

### Summary

*The applicant has made a commitment to provide 25% on site affordable housing and this is welcomed by the department. These will be secured by a Section 75 Legal Agreement. This department welcomes this approach which will assist in the delivery of a mixed sustainable community.*

- *The tenure of the affordable housing must be agreed with the Council*
- *The affordable housing must include a greater number of two bed homes*
- *All the affordable homes must meet the Edinburgh Design Guidance and also meet the relevant Housing Association Design Guidance size and space standards*
- *In the interests of delivering mixed, sustainable communities, the affordable housing policy units will be expected to be identical in appearance to the market housing units, an approach often described as "tenure blind"*
- *The applicant will be required to enter into a Section 75 legal agreement to secure the affordable housing element of this proposal.*

*We would be happy to assist with any queries on the affordable housing requirement for this application.*

### **Archaeology**

*Further to your consultation request I would like to make the following comments and recommendations concerning these linked FUL, CON & LBC applications for mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings.*

*A comprehensive history is detailed in both Turley's Heritage Statement accompanies this planning application. In summary the Royal Sick Kids Hospital comprises a group of listed buildings centred upon the A-listed 1890's hospital and mortuary chapel designed by George Washington Browne, the latter containing nationally important murals by Phoebe Traquair. Prior to this the site was occupied by Rillbank House, predating Kirkwood's map of 1817 constructed on the southern edge of the Meadows formed from the medieval burgh muir. The site also lies close to the site of the 16th century convent for the Sisters of St Catherine of Siena, a 2 acre site located to the east of Tantallon Place.*

*This application must therefore be considered therefore under terms Scottish Government's Our Place in Time (OPIT) and Scottish Planning Policy (SPP), Historic Environment Scotland's Policy Statement (HESPS) 2016 and Archaeology Strategy and also CEC's Edinburgh Local Development Plan (2016) policies DES 3, ENV4, ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

### *Historic Buildings*

*It is welcomed that a central design aim is the restoration and conservation of the surviving properties and internal historic detailing in particular. As such the proposed alterations, in archaeological terms, are considered to have an overall low-moderate impact, but in places which may be considered to be significant.*

*Accordingly, it is essential that a detailed programme of historic building recording (annotated plans and elevations, photographic and written description and analysis) is undertaken prior to and during alterations/development. These archaeological historic building surveys will build upon the historic building analysis already undertaken in support of this application by Turley Heritage.*

### *Conservation Mortuary Chapel Phoebe Traquair Murals*

*The applicant's proposals to preserve and conserve insitu these nationally important murals are supported along with their aim to ensure that they publicly accessible. It however essential that proposed conservation works are fully reported upon and fully integrated within the overall archaeological mitigation strategy for the site.*

### *Buried Archaeology*

*The proposals will also require ground/floor-breaking works which have the potential to disturb archaeological remains relating to the development of the site dating back to the Georgian Rillbank House and perhaps the medieval period. It is therefore recommended that in addition to the historic building recording and conservation, that a programme of archaeological work is undertaken during ground breaking works, in order to record, excavate and analyse any significant remains affected.*

### *Public Engagement & Interpretation*

*The Royal Sick Kids Hospital is of considerable historic significance to the Edinburgh. It is therefore considered essential therefore that a programme of public/community engagement is undertaken during development. The full the scope of which will be agreed with CECAS but will include: site open days, viewing points, temporary interpretation boards and exhibitions. In addition, the final scheme must conation permanent interpretation commemorating this history.*

*In consented it is essential therefore that a condition be applied to any consent if granted to secure this programme of archaeological works based upon the following CEC condition;*

*'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Historic building recording, conservation, excavation, analysis, reporting and publication & interpretation) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

*Please contact me if you require any further information.*

## **Children and Families**

*The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (January 2018), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.*

*In areas where additional infrastructure will be required to accommodate the cumulative number of additional pupils, education infrastructure 'actions' have been identified. The infrastructure requirements and estimated delivery dates are set out in the Council's Action Programme (January 2018).*

*Residential development is required to contribute towards the cost of delivering these education infrastructure actions to ensure that the cumulative impact of development can be mitigated. In order that the total delivery cost is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established. These are set out in the draft Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' (January 2018).*

*Assessment and Contribution Requirements;*

*Assessment based on:*

*93 Flats (25 one bedroom flats excluded)*

*8 Houses*

*This site falls within Sub-Area BJ-2 of the 'Boroughmuir James Gillespie's Education Contribution Zone'.*

*The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme.*

*The education infrastructure actions that are identified are appropriate to mitigate the cumulative impact of development that would be anticipated if this proposal progressed.*

*The proposed development is therefore required to make a contribution towards the delivery of these actions based on the established 'per house' and 'per flat' rates for the appropriate part of the Zone.*

*If the appropriate infrastructure contribution is provided by the developer, as set out below, Communities and Families does not object to the application.*

*Total infrastructure contribution required:  
£235,451*

*Note - all infrastructure contributions shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q4 2017 to the date of payment.*

## **Environmental Assessment**

*The proposed development reutilises retained buildings from the current Royal Hospital for Sick Children and also proposes new buildings on the site. This is a large mixed-use development, situated in a primarily residential area. The existing buildings onsite are a mix of listed and non-listed.*

*The proposal is situated on land which has the potential to be contaminated. A condition is recommended below which requires the developer to investigate any potential contamination and ensure that the site is remediated to a level commensurate with the proposed end use.*

*In addition, Environmental Protection has concerns in relation to noise and air pollutants from the proposed combined heat and power system. The developers are, as yet, unable to provide precise emission and sound level information for the system, therefore conditions to control output are proposed.*

*There is a communal space proposed for the development, within the student residence block. This will be structurally attached to residential property. There is therefore the possibility of a negative impact on the residential amenity due to noise disturbance from activities in the communal space. As yet, the developers are not in a position to determine the class use of the space. Therefore, conditions to control this space are recommended.*

*Environmental Protection has no objections to this proposed development subject to the following conditions:*

- 1. Prior to the commencement of construction works on site:
  - (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*
  - (b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.**

*Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.*

2. All boilers must be fitted with secondary abatement technology. Full details of the proposed secondary abatement technology to be used at the proposed gas-powered energy plant shall be submitted to and approved by the Planning Authority and implemented on site, in accordance with approved details, prior to the occupation of the buildings for the proposed uses.

3. The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

4. Full details of use of the communal space, including a Noise Impact Assessment if deemed necessary by Environmental Protection, shall be submitted to and approved by the Planning Authority, prior to the occupation of the space for its proposed use.

## **Transportation**

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. The applicant will be required to:

a. Contribute the sum of £2,000 to progress a suitable order to re-determine sections of footway and carriageway as necessary for the development;

b. Contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions and parking spaces as necessary. The Council will carry out a comprehensive review of the existing waiting and loading restrictions introduced in relation to the hospital in discussion with the applicant;

c. The applicant proposes to contribute funds to provide 2 car club vehicles in the vicinity of the site. Car club contributions support the Council's LTS Cars1 policy and require £1,500 per order plus £5,500 per car;

2. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details;

3. A Quality Audit, as set out in *Designing Streets*, to be submitted prior to the grant of Road Construction Consent;

4. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (incl. electric cycles), public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;

5. *The applicant should be advised that as the development is located in Zones 1 to 8:*

a. *the new-build 31 affordable housing units will not be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category A - New Build);*

b. *the 95 private residential units in the former hospital will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category B - Newly sub-divided or converted utilising buildings which were originally dwellings or are listed buildings);*

c. *the student housing will not be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category F - All student housing);*

6. *Any parking spaces adjacent to the carriageway will be expected to form part of any road construction consent. The applicant must be informed that any such proposed parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents as part of any sale of land or property;*

7. *All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes any off-street bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;*

8. *The applicant should be required to redesign the security of the proposed student accommodation cycle parking layout as it appears to form a large area which is likely to be vulnerable to theft.*

Note:

- *The proposed 16 off-street parking spaces and 20 on-street spaces on Rillbank Terrace are considered acceptable for the proposed housing development of 126 dwellings. Current Council standards permit up to 1 space per dwelling in this area (Zone 1), i.e. maximum of 126 spaces. In addition, a number of on-street resident and visitor spaces will be introduced as part of the review of the existing waiting and loading restrictions and parking spaces introduced in relation to the hospital;*

- *Motorcycle parking spaces are proposed for Rillbank Terrace at 1 space per 25 dwellings. Additional spaces will be considered as part of the waiting and loading restrictions review;*

- *Electric vehicle spaces will be provided at 1 space in 6;*
- *The applicant proposes to contribute funds to provide 2 car club vehicles;*

### **Transportation, bridges and flooding**

*Response 1 (28.06.18)*

*Thanks for the consultation response about the former sick kids application.*

*Flood prevention's comments below.*

- *The applicant has not completed the Certificate A1 covering the Flood Risk Assessment or the Drainage Strategy. This is required prior to determination.*
- *The applicant has not provided an independent check Certificate B1 covering the Flood Risk Assessment or the Drainage Strategy. This is required prior to determination.*
- *The applicant has not provided any confirmation that SUDs surface water quality improvements will be included in the drainage design. Even though the design is still to be finalised the intention should be clarified with a preferred method to specified subject to detailed design. This is required prior to determination.*
- *The applicant has not provided pre-development or post-development overland flow path drawings for the site. Even though the final external levels have not been finalised through detailed design, an intention of surface water flow paths should be provided. These should include show that flows are directed away from building entrances and that flow paths across the site are not significantly altered to the detriment of flood risk of the proposed development or surrounding properties.*
- *The applicant has not provided hydraulic modelling calculations for the site. The provision of these can be subject to a planning condition included in any potential permission minded to grant.*

*Response 2 (17.10.18)*

*I note that certain investigations cannot be undertaken as this is an operational hospital. In light of this I propose the below.*

*CEC will accept indicative overland flow path drawings which demonstrate general intent of external drainage across the site. The key consideration from CEC in this regard is that the applicant identify any areas of significant land raising/lowering which would drastically alter the way water moves across the ground surface from its present condition. Particular focus should be made to ground floor access doorways, particularly where there is level access, as these are highly vulnerable to overland flows. The provision of flow path drawings which are based upon appropriately surveyed and designed external levels will form part of a planning application and must be provided prior to start of works on site.*

*CEC will accept written confirmation that surface water quality measures will be included for new areas of development or where there are significant alterations to external building surface water drainage. Where existing buildings are being retained, these will not require water quality improvements. There is no requirement to show these on drawings at present. The provision of updated drainage layout and details drawings will form part of a planning application and must be provided prior to start of works on site.*

*CEC are willing to accept hydraulic modelling calculations (Microdrainage or similar software outputs) after determination. Their provision will form part of a planning condition and must be provided prior to start of works on site.*

*Subject to receipt of the water quality confirmation and the indicative overland flow path drawings, the above information should enable the independent consultant to undertake their appropriate assessment with the comfort that CEC believe that this is an appropriate level of information at this time. This will allow an interim Certificate A1 and B1 for determination. Provision of the more detailed information (post-determination that the planning authority may be minded to grant) will require an accompanying Certificate A1 and B1.*

*Response 3 (11.12.18)*

*I'm happy with what they have provided am and happy for this to proceed to determination with a few conditions.*

- 1. The applicant will provide finalised pre-development and post-development overland flow path routing drawings showing how water moves across the surface. This will be approved by head of planning prior to start of work on site.*
- 2. The applicant shall provide finalised hydraulic modelling calculations for approval to head of planning prior to start of site of the works.*
- 3. Revised self-certification and independent check certificates shall be submitted covering the finalised design for the site.*

### **Active travel**

- 1. This development is of particular interest in light of the wider investment into Active Travel links around the proposed Meadows to George Street project and connections into the off road cycle network. These routes add value to the development by providing safe, convenient and attractive links for walking and cycling.*
- 2. It is imperative that this new development supports the design principles of the Local Development Plan (LDP) and Edinburgh Street Guidance (ESDG). We need to encourage a move away from reliance on the car and support residents to adopt sustainable travel options from the point of occupation through a reduction in car parking provision and clear pedestrian and cycle priority throughout the site and integrated into the wider network. It is encouraging to see this development adding permeation through the site from Sciennes Road to the Meadows.*
- 3. The sloped and stepped pedestrian and cycle route which negotiates the level change down towards the centre of the site from Sciennes Rd needs to be well considered for non-standard bikes and bike with additional attachments, as well as mobility scooters etc. Anticipate possible conflict/pinch points and ensure sightlines aren't obscured by planting. Consider width of footway at the turning points.*
- 4. The ramp from Rillbank Terrace to the east side of the building is compromised as a suitable accessible link as it meets a platform between two sets of steps.*

5. *'Cycle parking for the new homes on Rillbank Terrace and Millerfield Place will be provided within the curtilage of these homes.'* - need to see more detail on this for comment. Ideally secure cycle parking should be accessible without impeding on internal residential space

6. *More information is needed on internal cycle parking and cycle access for the affordable housing.*

7. *The cycle store in the student accommodation must cater for non-standard bikes/trailers/bikes with child seat attachments/maintenance. It needs to have sufficient provision of single storey cycle parking rather than relying on two-tiered options to meet the quota. Doorway options must be suitable for manoeuvring a bike in and out without too much effort.*

8. *Ensure there is external bike parking, easily accessible from the road, overlooked, attractive, and located close to building entrances. There's no indication that this has been provided for the residential units in the Main Hospital and Rillbank/Millerfield units.*

## **Waste Services**

*I have been asked to consider this application on behalf of the Waste Management Service.*

*Waste and cleansing services takes no stance either for or against the proposed development but as a consultee would make the following comments:*

*Waste and Fleet Services would expect to be the service provider for the collection of waste as this appears to be a residential development. We have been in discussion with the architect at this site and discussed some options.*

*I would like to reiterate the following:*

*It is imperative that adequate provision is made for the storage of waste off street, and that cognisance is taken of the need to provide adequate space for the storage of segregated waste streams in line with the Waste (Scotland) Regulations which require the source separation of dry recyclable materials, glass, food, etc.*

*Adequate provision should also be made for the effective segregation of materials within the building not just at the point of collection. Adequate access must also be provided to allow uplift of waste safely from the collection point taking into consideration the traffic flows at this busy location.*

*In view of these factors the developer must contact Waste Services on 0131 529 3030 or hema.herkes@edinburgh.gov.uk at the earliest point for advice relating to their options so that all aspects of the waste & recycling service are considered i.e. access for vehicles, health & safety, presentation points for kerbside bins and/or boxes and size of storage areas required in residential gardens for all bins & boxes etc. Any changes to the current agreement will need to be discussed.*

## **Police**

*No response*

## **SNH**

*We do not intend to offer formal comment on this proposal as it does not meet our criteria for consultation, as outlined in our Service Statement for Planning and Development. This, along with details of our approach and a consultation checklist, can be found on our website by following this link.*

## **Historic Environment Scotland**

*Thank you for your consultation which we received on 21 June 2018. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:*

*Reference - LB52347*

*MORTUARY CHAPEL, ROYAL HOSPITAL FOR SICK CHILDREN, SCIENNES ROAD, EDINBURGH*

*You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.*

### *Our Advice*

*We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national local policy on development affecting the historic environment, together with related policy guidance.*

### *Further Information*

*This response applies to the application currently proposed. An amended scheme may require another consultation with us.*

*Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at [www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/](http://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/). Technical advice is available through our Technical Conservation website at [www.englished.org](http://www.englished.org).*

*Please contact us if you have any questions about this response. The officer managing this case is Gordon Mackie who can be contacted by phone on 0131 668 8628 or by email on [Gordon.Mackie@hes.scot](mailto:Gordon.Mackie@hes.scot).*

## **Scottish Water**

*Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:*

### *Water*

*There is currently sufficient capacity in the Glencorse Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.*

### *Foul*

*There is currently sufficient capacity in the Edinburgh PFI Waste Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.*

*The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.*

### *Infrastructure within boundary*

*According to our records, the development proposals impact on existing Scottish Water assets.*

*3" Cast Iron Water Main runs through the site boundary, as does a 300mm Vitrified Clay combined sewer.*

*I can confirm that I have made our Asset Impact Team aware of this proposed development however the applicant will be required to contact them directly at [service.relocation@scottishwater.co.uk](mailto:service.relocation@scottishwater.co.uk).*

*The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.*

### *Surface Water*

*For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally accept any surface water connections into our combined sewer system.*

*There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.*

*In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.*

*General notes:*

*Scottish Water asset plans can be obtained from our appointed asset plan providers:*

*Site Investigation Services (UK) Ltd*

*Tel: 0333 123 1223*

*Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)*

*[www.sisplan.co.uk](http://www.sisplan.co.uk)*

*Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.*

*If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.*

*Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.*

*The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.*

*Please find all of our application forms on our website at the following link;*

*<https://www.scottishwater.co.uk/business/connections/connecting-yourproperty/new-development-process-and-applications-forms>*

*Next Steps:*

*Single Property/Less than 10 dwellings*

*For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.*

*10 or more domestic dwellings:*

*For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.*

*Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.*

*Non Domestic/Commercial Property:*

*Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)*

*Trade Effluent Discharge from Non Dom Property:*

*Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.*

*If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email.*

*TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/ourservices/compliance/trade-effluent/trade-effluent-documents/trade-effluent-noticeform-h>*

*Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.*

*For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.*

*The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)*

*If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).*

## **SEPA**

*We have no objection to this planning application. Please note the advice provided below.*

### *1. Flood risk*

*We have no objection to the proposed development on flood risk grounds. Notwithstanding this we would expect Edinburgh Council to undertake their responsibilities as the Flood Prevention Authority.*

#### *Technical Report*

*1.1 Review of the SEPA Flood Map indicates that the site lies outwith the 0.5% annual probability (or 1 in 200-year) flood extent and may therefore be at low risk of flooding. There is an indication of surface water flooding in surrounding areas although we hold no further information on this flood risk and would advise that Edinburgh Council may hold more detailed knowledge.*

*1.2 We note that the proposals are to discharge surface water from the site to the existing sewer network. Management of surface water is primarily a matter for the Local Authority and Scottish Water to determine.*

*1.3 Given the site is not shown to be at flood risk and we hold no further information on flood risk, we have no objection to the proposals. Should Edinburgh Council wish for any further comments they should provide further detail on the nature of the perceived flood risk.*

### *2. Water environment*

*2.1 Planning authorities have been designated responsible authorities under the Water Environment and Water Services (Designation of Responsible Authorities and Functions) Order 2006. As such authorities are required to carry out their statutory functions in a manner that secures compliance with the objectives of the Water Framework Directive (i) preventing deterioration and (ii) promoting improvements in the water environment in order that all water bodies achieve "good" ecological status by 2015 and there is no further deterioration in status. This will require water quality, quantity and morphology (physical form) to be considered.*

#### *Surface water*

*2.1 We expect surface water from all developments to be treated by SUDS in line with Scottish Planning Policy (Paragraph 268) and, in developments of this scale, the requirements of the Water Environment Controlled Activities Regulations (CAR). SUDS help to protect water quality and reduce potential for flood risk. Guidance on the design and procedures for an effective drainage system can be found in Scotland's Water Assessment and Drainage Assessment Guide.*

2.2 The proposed SUDS should accord with the SUDS Manual (C753) and the importance of preventing runoff from the site for the majority of small rainfall events (interception) is promoted. The applicant should use the Simple Index Approach (SIA) Tool to ensure the types of SUDS proposed are adequate.

2.3 Construction phase SUDS should be used on site to help minimise the risk of pollution to the water environment. Further detail with regards construction phase SUDS is contained in Chapter 31 of SUDS Manual (C753).

2.4 Comments should be requested from Scottish Water where the SUDS proposals would be adopted by them and, where appropriate, the views of your authority's roads department and flood prevention unit should be sought on the SUDS strategy in terms of water quantity and flooding issues.

#### Waste water

2.5 The waste water to be connected to public sewer is acceptable. The applicant should consult with Scottish Water (SW) to ensure a connection to the public sewer is available and whether restrictions at the local sewage treatment works will constrain the development.

2.6 We recommend that the applicant keeps in regular contact with SW to ensure such a connection is available at the time of development of the site, as SW facilities may have accepted discharge from other developments before construction commences at this site.

2.7 It should be noted that should a connection to the public sewer not be achievable then we would be required to be re-consulted as any private waste water discharge would require authorisation under Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR). Given the size of the development SEPA would have concerns over such an authorisation, which could in turn potentially constrain development at the site.

### 3. Sustainable waste management

3.1 Scottish Planning Policy Paragraph 190 states that "All new development including residential, commercial and industrial properties should include provision for waste separation and collection to meet the requirements of the Waste (Scotland) Regulations." In accordance with this policy, the relevant Local Development Plan and the Scottish Government Planning and Waste Management Advice, space should be designated within the planning application site layout to allow for the separation and collection of waste, consistent with the type of development proposed. This includes provision to separate and store different types of waste, kerbside collection and centralised facilities for the public to deposit waste for recycling or recovery ("bring systems"). Please consult the council's waste management team to determine what space requirements are required within the application site layout.

*Scottish Planning Policy (Paragraph 192) states that planning authorities should consider requiring the preparation of sites management plans for construction sites. In the interests of seeking best practice and meeting the requirements of Scottish Planning Policy, we recommend that a site waste management plan (SWMP) is submitted, showing which waste materials are going to be generated and how they are going to be treated and disposed.*

*3.2 All wastes should be handled in accordance with the "waste management duty of care" - residual contamination should be dealt with through the local authority planning and contaminated land departments.*

#### *4. Contaminated land*

*4.1 Advice on land contamination issues should be sought from the local authority contaminated land specialists because the local authority is the lead authority on these matters under Part IIA of the Environmental Protection Act 1990 except for matters relating to radioactively contaminated land or special sites.*

#### *5. Air quality*

*5.1 The local authority is the responsible authority for local air quality management under the Environment Act 1995, however we recommend that this development proposal is assessed alongside other developments that are also likely to contribute to an increase in road traffic. This increase will exacerbate local air pollution and noise issues, particularly at busy junctions and controlled crossing points. Consideration should therefore be given to the cumulative impact of all development in the local area in the ES or planning submission. Further guidance regarding these issues is provided in NSCA guidance (2006) entitled Development Control: Planning for Air Quality. Detailed advice for the applicant.*

#### *6. Flood risk*

*6.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km<sup>2</sup> using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit <http://www.sepa.org.uk/environment/water/flooding/flood-maps/>*

*6.2 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.*

*6.3 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Edinburgh Council as Planning Authority in terms of the said Section 72 (1).*

## *Regulatory advice for the applicant*

### *7. Regulatory requirements*

*7.1 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at:*

*Edinburgh Office Silvan House SEPA 3rd Floor 231 Corstorphine Road Edinburgh EH12 7AT*

*Tel: 0131 449 7296*

*If you have any queries relating to this letter, please contact me by telephone on 01786 452430 or e-mail at [planning.se@sepa.org.uk](mailto:planning.se@sepa.org.uk).*

## **Marchmont and Sciennes Community Council**

### *Executive summary*

*The design as seen from the central corridor through the site is both well planned and balanced. However, it is inward looking and fails to fully integrate with the community. There are three principal issues that are of concern to the Marchmont and Sciennes Community Council*

*1. The inclusion of parking in front of the main hospital block prevents the conversion of the section of Sciennes Road in front of this site and Sciennes school, into a play street. If more parking spaces are required, then locating them underground is a far better solution.*

*2. Downing Group have no commercial interest in improving Sylvan Place, as they have located the affordable housing in it and have set the back of the student accommodation on it. As a result, the quality place-making that is evident in the core of the development has not been carried through to this street. This needs to be rectified by increasing the distance between the new and existing buildings in Sylvan Place, to allow the pavement to be widened and trees and other soft landscaping to be included. Also, the new pavilion block at the North end and the terminal building of the student accommodation at the South end need to be reconfigured to honour the street.*

*3. Downing Group have made a concession to the Marchmont and Sciennes Development Trust in providing an area for community use. However, the space is too small. With the proposal that Sciennes Road becomes a play street now well advanced, and with a change of management at the school, a combined school/community resource should be re-examined.*

*We note that there are areas in the design that might also need to be addressed:*

- There is no plan to restore or manage the Phoebe Anna Traquair murals, only drawings to show how the remainder of the building that they are housed in, will be utilised.*

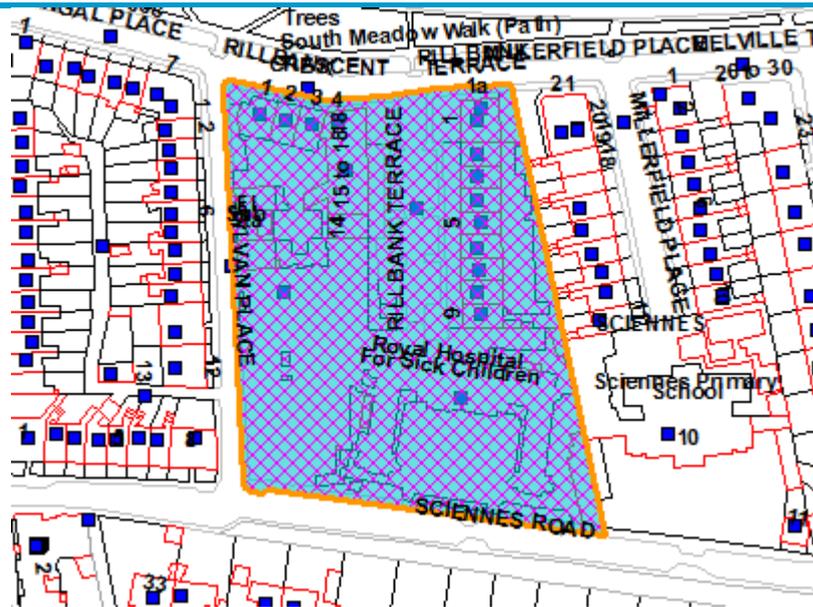
- *The frontage of the new pavilion block facing The Meadows appears to jar with the rhythm of the other buildings along this section of road.*
- *The addition of rooms at the side of the main hospital wings with rainscreen cladding, using the current footprint of the recently added escape stairs, may be inappropriate.*

*We ask you to reject the planning application as currently presented on the following grounds:*

- *The floor area committed to student accommodation exceeds that of the other new build on the site, contrary to the requirements of the council's own Student Housing Guidelines.*
- *The quality of the Sylvan Place street environment does not meet the recommendations for new high density local streets, as set out in the Scottish Governments "Designing Streets" document and the council's own "Street Design Guidance".*
- *The parking in front of the main hospital block, instead of basement parking, is contrary to the City of Edinburgh's Local Development Plan section Tra 4 "Design of Off-Street Car and Cycle Parking".*

## Location Plan

---



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420  
**END**