PUBLIC EXHIBITION TWO

MIXED USE DEVELOPMENT, ROYAL HOSPITAL FOR SICK CHILDREN, SCIENNES, EDINBURGH: PUBLIC EXHIBITION TWO

This is the second of three public exhibitions. Exhibition 1 was held on Tuesday 28th November and presented the broad principles of Downing’s suggested redevelopment proposals for the site.

174 people attended Exhibition 1 with 72 feedback forms received. A summary of this feedback has been collated and is available on request. The content of Exhibition 1 is available to view on the Holder Planning website (www.holderplanning.com), and paper copies are available on request.

Since the first exhibition, we have met with the Marchmont & Sciennes Community Council and Development Trust. The Community Council has kindly provided us with its response to Exhibition 1. Downing are also in ongoing discussions with the Development Trust regarding their proposals.

This second exhibition takes account of the feedback received to date and provides further detail of Downing’s emerging proposals which are presented on the boards today.

Please take this opportunity to view the boards and speak to project team members directly. Most importantly, we are seeking comments and feedback on what you see today as this will be taken into consideration as Downing develop their proposals for the site.

THE PROPOSAL

The development is in line with an earlier Public Consultation held in November 2011 which was undertaken to inform the formulation of the Local Plan. The development is intended to maximise the potential for mixed-use development with a strong emphasis on residential requirements.

The site is located in the Planning Policy Guidance Area (PPG) and the guidance is to support housing development and contribute positively to the local area.

The site extends to an area of approximately 4 acres and incorporates the existing Royal Hospital for Sick Children building on Sciennes Road and all associated properties located on Rillbank Terrace, the east side of Sylvan Place and the west side of Millerfield Place.

Downing’s proposal is to refurbish and redevelop the site to deliver a mixed-use scheme comprising private residential within the existing buildings, building of new affordable homes and new student accommodation. Consideration is also being given to additional uses such as commercial, retail and community uses.

A key element of the design concept is the creation of a new public route through the site which will enhance permeability and linkages with the surrounding area. Importantly, this will also provide a direct link to the Grade A listed Mortuary Chapel which it is intended will be maintained and made accessible to the public.

The project is conceived as a predominantly residential development with over half of the anticipated total gross floor area currently identified for residential occupation.

Travel requirements are being considered with regard to the nationally established hierarchy of travel modes. The hierarchy (set out in SPP) requires consideration of pedestrians, cyclists and public transport users before the private car. Parking will be provided at the development in line with CECs recently approved parking guidance.

WHY ARE WE HERE TODAY?

There are questionnaires available which we would encourage you to complete. Please return your completed form to one of the project representatives or post/email to the address below by the 24th January 2018.

Holder Planning
5 South Charlotte Street
Edinburgh, EH2 4AN
consultation@holderplanning.co.uk

Electronic versions of the questionnaire can be obtained on request. The exhibition boards can also be viewed on the Holder Planning website (www.holderplanning.com).
OVERVIEW

Key Design Objectives:

- Enhance the setting of the grade listed building.
- Create a new public route through the site with links to the mortuary chapel.
- Deliver a harmoniously integrated mixed use development.
- Offer a diverse range of accommodation types and sizes.
- Preserve and protect the character of the existing terraces.
- Create a robust street frontage along Sylvan Place which responds to the scale and character of the established context and reflects the set back of the adjacent properties.
- Establish a distinct city block with defined areas of public realm and provide amenity.
- Apply a traditional and sympathetic palette of materials to respect the site context and conservation area.

- Residential (private)
- Residential (affordable)
- Student Accommodation
- Commercial / Retail
- Mortuary Chapel / Murals
MIXED-USED DEVELOPMENT, ROYAL HOSPITAL FOR SICK CHILDREN, SCIENNES, EDINBURGH:
PUBLIC EXHIBITION TWO

HolderPlanning

MASSING

1. New south elevation to Sylvan Place - As Proposed

2. New street elevation to the meadows - As Proposed (demo stands omitted below)

3. Cross section through site - As Proposed

4. Sketch impression looking west down Sciennes Road - As Proposed
MIXED USED DEVELOPMENT, ROYAL HOSPITAL FOR SICK CHILDREN, SCIENNES, EDINBURGH: PUBLIC EXHIBITION TWO

A third and final public exhibition will be held on:

Wednesday 7th February 2018,
St Catherine’s Argyle Church, 61-63 Grange Road,
EH9 1TY (14.30 – 19.30)

Each exhibition will highlight the progression of Downing’s proposals and public feedback will be sought at each stage. We will take account of all comments received and after each exhibition we will prepare a consultation report which summarises the ideas and issues that you tell us about.

A formal Pre-Application Consultation Report detailing all feedback received and how this has influenced the proposals will be prepared and submitted as part of the planning application package.

It is anticipated that a planning application will be submitted in Spring 2018.

Residential (Private Accommodation)
- 1 bed: 21 units
- 2 bed: 40 units
- 3 bed: 19 units
- 4 bed: 20 units
- Total: 100 units

Residential (Affordable Accommodation)
- 1 bed: 12 units
- 2 bed: 19 units
- Total: 31 units

Student Accommodation
- Total: circa 400 bed spaces

PROPOSED TIMELINE

2018
- Q1: Detailed application to be submitted
- Q3: Hospital vacates. Downing take possession of the site
- Q4: Planning Application Determination

2019
- Q1: Construction Works starts on site

2020
- Q3: Completion of site works

Timeline Key:
- Q1 = Jan - Mar
- Q2 = Apr - Jun
- Q3 = July - Sept
- Q4 = Oct - Dec

PARKING PROPOSALS

- 40 car spaces
- 100% cycle parking

Parking Schedule:
- Main Hospital: Basement car park 18 spaces
- Sciennes Rd surface 21 spaces
- Millerfield Place: Parking Court 9 spaces
- Rillbank Terrace: Rillbank Terrace surface 40 spaces
- & Crescent: Affordable n/a 0 spaces
- Student: Affordable n/a 0 spaces
- Total: 88 spaces

Parking Plan - Lower Ground Floor (Hospital @ Rillbank Terrace Level)

Parking Plan - Ground Floor (Hospital @ Sciennes Road Level)

WHAT HAPPENS NEXT?

A third and final public exhibition will be held on:

Wednesday 7th February 2018,
St Catherine’s Argyle Church, 61-63 Grange Road,
EH9 1TY (14.30 – 19.30)

Each exhibition will highlight the progression of Downing’s proposals and public feedback will be sought at each stage. We will take account of all comments received and after each exhibition we will prepare a consultation report which summarises the ideas and issues that you tell us about.

A formal Pre-Application Consultation Report detailing all feedback received and how this has influenced the proposals will be prepared and submitted as part of the planning application package.

It is anticipated that a planning application will be submitted in Spring 2018.