This is the third event in the series of public exhibitions which have presented Downing’s emerging proposals for the site.

Public Exhibition 2 was held on Wednesday 10th January. It built upon the initial concepts outlined at Public Exhibition 1 by detailing the suggested height, scale and massing of the new-build elements of the development, providing an indication of potential materials, and highlighting the proposed parking strategy.

133 people attended Public Exhibition 2 and 62 completed feedback forms were received. A summary of the feedback has been prepared and can be provided upon request. The content of Public Exhibition 2 is available to view on the Holder Planning website (www.holderplanning.com).

We have since met with representatives of the Community Council to review the feedback and key outcomes from Public Exhibition 2.

Today we are presenting further details of Downing’s proposals for the site which have been influenced by the feedback received to date.

Please take this opportunity to view the exhibition boards and speak to Downing’s team. Most importantly, we are seeking comments and feedback on what you see today – your views will be taken into consideration as Downing finalise their proposals in advance of planning application submission.

There are questionnaires available. Please return your completed forms to one of the project representatives or post/email it to the address below by the 21st February 2018

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

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

Please be aware this is a Pre-Application Consultation and your comments are not representations to The City of Edinburgh Council. An opportunity to make representations to the Council will exist when a formal application for planning permission is submitted.

The site extends to approximately 4 acres and incorporates the main hospital building on Sciennes Road and all associated properties on Rillbank Terrace, Rillbank Crescent, the east side of Sylvan Place and the west side of Millerfield Place.

Downing’s proposal is to create a mixed-use development comprising:

- Private residential homes within the main hospital building, and properties on Millerfield Place, Rillbank Terrace and Rillbank Crescent
- New affordable homes and new student accommodation on Sylvan Place
- Potential commercial / retail / community use at the corner of Sciennes Road / Sylvan Place

A key element of the development is the creation of a new public route through the site which will enhance permeability and linkages with the surrounding area. Importantly, this will provide a direct link to the Category A listed Mortuary Chapel which contains the Phoebe Anne Traquair murals. It is the intention that the murals will be maintained and made accessible to the public.

In recognition of the important community role the hospital has played, the forecourt area of the main hospital building will be returned as a public amenity/memorial garden area.

Travel requirements are being considered with priority being given to pedestrians, cyclists and public transport users ahead of the private car. Car parking will be provided in line with the Council’s recently approved parking guidelines.
WHAT'S CHANGED?

Following the response to the last public exhibition we have taken on board comments made and have implemented the following changes which are referenced on the adjacent images:

1. The student accommodation block has been reduced in mass:
   - In height by a storey lowering the building by 2.7m
   - In numbers by approximately 50 beds
2. The student element along Sylvan Place has been set back further to a minimum of 2.5m and up to 3.3m in places.
3. The roofscape has been remodelled to incorporate pitched roof elements to break down the massing and respond to the roofscape of the conservation area.
4. The overall number of car parking spaces has been reduced. The surface parking has been removed from the main hospital forecourt and the basement car park has been increased to accommodate 29 spaces.
5. Car parking to the rear of Millfield Place and Rillbank Terrace has been omitted.
6. Some car parking spaces along Rillbank Terrace have been omitted.
8. Possible Community Space - a proposal from the MSDT has been sought which will be considered by Downing once received.

MSCC COLLECTIVE VIEWS

DESIGN RESPONSE to MSCC Summary of Collective Views of the Community Document (7th January 2017):

• Main Hospital Building (B Listed) -
   - the key building on the site should be returned to being close to the original 1892 George Washington Browne design
   - rotating the block along Sciennes Road
   - demolition of the majority of add-ons above the building form to stand alone as originally conceived.

• Millfield Place (C Listed) -
   - the buildings on the west side of the street should be repaired and returned to housing
   - the entire terrace is being retained and converted back to 4 bedroom townhouses.

• The Mortuary Chapel building (A Listed) -
   - the building is of value if the interior murals can be cared for and made accessible, with the building used in an appropriate way e.g. adding tribute to the work of the hospital.
   - the mortuary chapel murals are to be conserved and retained on site and will be made accessible to the public upon completion.

• New build Elements -
   - Any new building on the East side of Sylvan Place should be set back at least 3.2 metres from the boundary line
   - new buildings are to be set back between 2.5-3.2m from the boundary line and where the existing hospital building sits.
   - All new buildings added along Sciennes Road, the height should not exceed that of the lower roof line of the main hospital building.
   - new buildings element along Sciennes Rd does not exceed the lower roof line of the hospital building.

• Housing Types -
   - Affordable housing, the 25% required by planning law would be welcomed.
   - Accommodation for single professionals in smaller housing units would be welcomed.
   - Family housing, especially in Millfield Place and Rillbank Terrace would be desirable.
   - approx 35 units of affordable housing to be included
   - approx 10 of the 131 housing units are 1 or 2 bedrooms equating to 70%.
   - approx 20 of the 131 housing units are 4 bedrooms catering for families.

• Shared Community / School Facility -
   - A large hall / gym space with associated facilities would be welcomed by all.
   - we are in ongoing discussions with the MSDT regarding their aspirations for the site, and an appropriate area has been identified.
   - Downing await a formal proposal from the MSDT in this regard.

• Linking the front and back of the site -
   - We would welcome paths through the site which would ensure that all users can move freely through it, both on foot and by bicycle.
   - a new area of public realm will link Rillbank Terrace and Sciennes Road.

• Green Spaces: -
   - Garden spaces are an essential part of a healthy environment.
   - Flower beds & grass areas alongside walkways should be integrated into the design and where appropriate trees, shrubs & other larger plantings would be highly desirable.
   - Removing the car parking area from the front of the main hospital building, and replacing it with a garden space, would provide a sheltered space for local residents to enjoy.
   - By also designing this as a memorial garden, it would provide a reminder of the important role the hospital has played in many people’s lives, both locally and in the wider community. Surface car parking to be removed from the hospital.

• New build Elements -
   - The new building to be set back from the street allowing soft landscaping to be incorporated along the new street frontage.
COMMUNITY BENEFITS

Public and community benefits as a result of Downings proposals for the site include the following:

- Ensuring a viable future for the site, including the retention/refurbishment of all listed and key Victorian buildings
- Enhanced linkages/connectivity through the site and with the wider area as a result of the public thoroughfare
- Provision of a memorial garden
- Significantly improved public realm and landscaping provision throughout the site
- Preservation of Traquair Murals and public access arrangements
- Substantial developer contributions towards education and primary healthcare infrastructure within the local area (approx. £450k)
MASSING

1) View looking west down Sciennes Road

2) View south from meadows up Sylvan Place

3) View from Rillbank Terrace to the Hospital and the new public realm

PROPOSED MATERIAL PALETTE

- Ashlar Buff Stone
- Multi Brickwork to match stone
- Mill Finish Zinc
MIXED USED DEVELOPMENT, ROYAL HOSPITAL FOR SICK CHILDREN, SCIENCE, EDINBURGH:

PUBLIC EXHIBITION THREE

LANDSCAPING

PRIVATE TERRACES

COMMUNAL RESIDENT'S GARDEN

LOW-LEVEL & UPPED PLANTING TO HOUSE PLANT STANDS

TERRACE PUBLIC REALM WITH STEPPED & SLOPED ACCESS WITH INTEGRATED PLANTING AND SEATING

MEMORIAL GARDEN

PAVED SURFACE WITH PLANTING & NEW STREET FACES

CAT B TREES RETAINED

PLANTING OF FRONT GARDENS WITH EXISTING BOUNDARY WALLS RETAINED

GATED PEDESTRIAN ACCESS TO BEAR GARDENS

BOARD 5 OF 6

PROPOSED MATERIAL PALETTE

Landscape Site Plan

MEMORIAL GARDEN

PAVED SURFACE WITH PLANTING & NEW STREET FACES

CAT B TREES RETAINED

PLANTING OF FRONT GARDENS WITH EXISTING BOUNDARY WALLS RETAINED

GATED PEDESTRIAN ACCESS TO BEAR GARDENS

BOARD 5 OF 6

PROPOSED MATERIAL PALETTE

Landscape Site Plan
This is the third and final public exhibition. Each exhibition has highlighted the progression of Downing’s proposals and public feedback has been sought at each stage.

A formal Pre-Application Consultation Report, detailing all feedback received and how this has influenced the final proposals will form part of the planning application.

It is anticipated that the planning application will be submitted to The City of Edinburgh Council in Spring 2018.