Think 2050!
Add value, at all scales, from policy to delivery...

1 Edinburgh’s Green Network
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3 Case Studies
1 Edinburgh’s Green Network
Open Space Standards

• **Local Greenspace Standard**  
  400m / 500m² of a ‘good’ quality park or a ‘fair’ quality amenity space, semi-natural greenspace, green corridor or cemetery (5 minutes walk)

• **Large Greenspace Standard**  
  800 m / at least 2 ha of a ‘good’ quality park or a ‘fair’ quality amenity space or semi-natural greenspace (10 minutes walk)

• **Play Space Access Standard**  
  ‘Good’ play value / 800 m  
  ‘Very Good’ play value / 1.2 km; or  
  ‘Excellent’ play value / 2km

Actions for improvement set in Strategy and 12 Action Plans
Strategy Informs:

- Planning decisions on protection/loss of open space
- Planning decisions on provision of new open space
- Management and investment decisions for existing open space

Policy Os 1 Open Space Protection
Loss of open space not permitted unless:

a) no significant impact on quality or character of the local environment
b) small part of a larger area or of limited amenity / leisure value and over-provision exists; and

- c) loss not be detrimental to the wider network, incl. continuity or biodiversity and either
d) local benefit in allowing the development in terms of providing alternative provision or enhancement to existing open space
e) development is for a community purpose and benefits outweigh loss.
Policy Os 3 Open Space in New Development

The Council will negotiate the provision of new publicly accessible and useable open space in new development when appropriate and justified by the scale of development proposed and the needs it will give rise to.

In particular, the Council will seek the provision of links which will extend the network of green corridors when opportunities arise.

Policy Hou 3 Private Open Space

a) Flatted or mixed housing 10 m² communal greenspace per flat excluding dwellings with private gardens. Minimum of 20% site area to be greenspace.

b) Housing with private gardens, a contribution towards the open space network as appropriate to scale of development and site opportunities.
Edinburgh Design Guidance
OBJECTIVE

This guideline is supplementary to local plan housing, conservation and design policies, providing additional guidance on the erection of dwellings within garden grounds.

POLICY CONTEXT

The Plan promotes new development of the highest quality and seeks to protect character and identity. For example, Policy C4, the City of the Edinburg Housing Policy, states:

"New development of an old nature should relate to the established character of the surrounding area, respecting established building form, size, level of development, orientation and roof forms."

Policy N5, the South West Edinburg Housing Policy, states:

"New residential development will be expected to harmonise with and reflect the character of the surrounding area."  

SCOPE OF GUIDANCE

This guideline applies to the erection of one or more dwellings (including flats) within existing garden grounds, on a city-wide basis with the exception of plots where the guideline on Villa Areas and the Grounds of Villas applies. It does not cover House Extensions, which is the subject of a separate guideline.

STATUTORY AND OTHER REQUIREMENTS

Planning permission will be required for the erection of any new dwelling. Listed building consent will also be required where the new dwelling is attached to any part of a listed structure.

The Council may require the following additional information to be submitted in support of a planning application for housing development in garden grounds:

- Contextual Character Analysis Statement;
- Location Plan, demonstrating the area’s spatial character;
- Street Elevation Drawings;
- Landscape Plan and Tree Survey;
- Heights of adjacent buildings;
- Site levels;
Edinburgh Design Guidance

Key Principles:

• Assist determination applications against policies
• Streamline text heavy guidance
• Communicate visually: accessible to members of public, Councillors and professions
• Easy to update – non-statutory
• Integrate built and natural environment and promote multi-disciplinary approach
• Build a common understanding across Council services
• Target delivery of CSGN and better design of SUDs
3.1 Green Infrastructure and green networks

3. Landscape and biodiversity

This chapter sets out the Council’s expectations for landscape proposals as part of new development and how biodiversity should be maintained and enhanced. In order to achieve good design, landscape architects should be engaged early in the design process.

The key aims are for new development to:

- Create a robust landscape structure as an integral component at all scales of development, which follows green infrastructure and green network principles.
- Meet the requirements of the Council’s strategy for public open space and provide residential private gardens.
- Maintain the conservation status of protected sites and species, and enhance and create new habitat.
- Protect trees and woodland and provide new tree planting.
- Integrate Sustainable Urban Drainage Systems into development so that their visual, landscape and biodiversity potential is maximised.
- Ensure that hard landscape and car parking are an integral part of the overall design.
North Meadow Walk
Blue Network
• Watercourse, Canal or SUDs
• Habitat and banking
• Water quality and drainage
• Recreation and active travel, secure paths
• Relationship to buildings, gardens and open space

Green Corridor
• Inner urban park or outer urban edge
• Parkland trees or native woodland
• Recreation and active travel
• Formal and informal paths, subspaces
• Relationship to buildings garden and open space

Green Street
• Street trees and planting
• Movement and visibility
• Utilities, lighting, loading, waste
• SUDs
• Density and street proportions
Case Studies
Location of Case Studies

- Roseburn - Union Canal
- Dreghorn Polofields
- Fairmilehead
Dreghorn Polofields

Key Principles:

• Appeal ref: PPP-230-204 (2010)
• 13/02928/AMC for 77 homes, 7.3 ha site.
• Multiple designations: AGLV, LBS, Dreghorn Castle non-Inventory designed landscape, edge of Colinton Conservation Area and City with Green Belt beyond
• Protected Open Space along Bonaly Burn
• Existing RoW from City to Bonaly Country Park and Pentland Hills Regional Park under Bypass
• Retain views to Pentlands
• Linear park to mitigate impact on path users
• S.75 Woodland Management Plan for Covenanters Wood, AWI of LEPO
Redford bridge just west of the barracks entrance and at various points from the housing areas to the west. The land south of the bypass is accessed mainly via the Redford Link overbridge from where a number of paths and tracks lead in different directions. Although divided by the bypass, the south part is quite accessible with two underpasses within the length of the site. Site area 166.3ha.

MAIN PHASES OF DEVELOPMENT

Mid 17th century: incorporating Redford House from 1709; early and later 19th century: barracks development in two phases in 1887-42 and 1889-92; castle demolished 1960 and lodge on Redford Road demolished 1970.

HISTORY OF LANDSCAPE DEVELOPMENT

Drighorn estate was gifted to William Murray, on his marriage to Isobel, daughter of Sir James Pollock in 1648, its 750 acres provided a fine setting for the new house that Murray, Master of Works to King Charles II, built in 1668. Smial (1983) says that he laid out the grounds with walkways avenues of beech in the style of the period. By the 18th century, the Murray family had departed from Drighorn and during the century it regularly changed owners. David Pitcairn and his son until 1716; George Home of Kello then owned it for twenty years; Robert Darnolly IV followed for another nineteen years; Dr Andrew St Clair was there 1764-86; and for the next four years the owner was George Dempster of Dunmichen and Skibo.

John MacLaurn (1734-96) (the son of the mathematician and philosopher Colin MacLaurn) made his home at Drighorn from 1784 to 1796. He was a founder member of the Royal Society of Scotland and in 1788 took Lord Drighorn as his title. In 1796, Alexander Trotter and his family took over and stayed for 86 years, and purchased Redford House, built c.1712, and its grounds that adjoined Drighorn on the north. Under the Trotters, Drighorn was enlarged twice: Archibald and James Elliot extended, remodelled and castellated the building c.1805, and it is possible more work was done c.1820.

In 1862 the Drighorn estate (ie. Drighorn and Redford) was bought by Robert Andrew Macfie (1811-93) - Macfie was a member of the wealthy sugar refining family of Macfie of Liverpool, originally of Greenock. After his retirement from the family firm in 1867 Macfie pursued his many other interests. He was Liberal MP for Leith (1888-90) and in 1874 he built Dlemiston (or Dunphine Mill) Tower in commemoration of the centenary of Sir Walter Scott. In 1883, Smial described Drighorn as set in 'richly wooded and well-watered rising ground' that had been much extended and beautified.

Macfie was a collector of architectural antiques. He rescued much stonework from Adam's Royal Infirmary when it was demolished in 1884, and incorporated it in the new stables at Redford House - now a private dwelling known as
2013 AMC Landscape Framework

The landscape framework integrates the development into its site context, defines and enhances the spatial aspects of the new development, creates wildlife corridors and so increases the biodiversity value of the site.

To achieve this, a mix of planting types and sizes were selected, a predominance of native species has been specified. How this works can be seen on the Landscape Masterplan and within the montages and sections.

From the outset, an important element of the whole development was the design of the park. The park has several functions:
- Access to all existing and proposed community, allowing use of the space and access to the nearby woods and hills
- Setting for the houses along the other side of the street
- Encompassing SUDs storage tanks underground and subsurface filter trenches
- Increasing bio-diversity and an enhanced green infrastructure
- Accommodating play and amenity

One of the express wishes of the community was to ensure views to the hills were retained. This has been accommodated through development of sketches and illustrative montages.

Natural play provision has been incorporated within the park with a few key pieces being selected. The type of play provision proposed reflects the large gardens these properties will have and the location next to the woods which will encourage older children’s imaginative play. Three benches are also located within the park space.

Woodland edge
The existing woodland edge is seen as an asset to the development; the Drovers Path runs along this edge and is well used. It is next to, but not within, the development site boundary. After much discussion it was agreed that the best approach was to have housing orientated toward the path and the wood. New development is accessed from the primary street network which accordingly runs up the eastern edge of the wood.

Green corridor
The Green Corridor is a wide corridor forming a connected street running west to east through the development. It is 10 to 20m in width, sinuous by design, with a number of properties taking direct access off it. A substantial proportion of the width is taken up by planting which helps with site orientation, improves the green infrastructure, and offers attractive connected links from Dreghorn Woods to the park and to the Pentland Hills.
2015 Phase 1 Implementation
Key Principles:

- 11 ha decommissioned Water Treatment Works
- 300 Homes (11/00188/PPP; 12/03027/AMC)
- Context of Mortonhall Estate and The Braid Hills
- TPO to boundary connecting to AWI LEPO at Galachlaw
- Re-establish tree line across site for landscape character and biodiversity value e.g. birds and bat fly-way
- Homes front onto new central linear park (25 m x 150 m)
- Connect existing homes to public transport on Comiston Road and new homes to wider Braids Core Path
- Access to existing Buckstone Playing Field (0.9 ha)
Roseburn to Union Canal

Key Principles:

- Transport led project, Planning and Parks input
- New family cycleway between Roseburn and Union Canal, linking North Edinburgh Paths to south of the City
- Sustrans funded feasibility study/scheme design
- Overall est. budget cost £6-10 million
- Context: Redevelopment of Fountainbridge Brewery and environs (approx 32.5 ha between Dalry, Tollcross and Viewforth, including Millennium Link)
- West of City fragmented by road, rail and Canal. Development Brief aims to improve N-S links, incl. to Haymarket Station
- Improve existing greenspace on Russell Rd and W Approach (1.7 ha) and Dalry Community Park (1.2 ha)
Thank you for joining our session!

Edinburgh Design Guidance
Delivering Green Infrastructure and Green Networks

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