

City Plan 2030

Proposed Plan - Appendix D

November 2022



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Technical Requirements for Housing Proposals

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Technical Requirements for Housing Proposals- Place-based Policies

Part 3, Place-based policies set out development principles for the housing proposals contained in the table below. All supporting assessments should inform development of the proposal and layout mitigation at an early stage.

Y = supporting assessment required

M = supporting assessment *may* be required

Site Ref	Site name	Townscape Visual Impact Assessment	Heritage/Landscape Impact Assessment	Preliminary Ecological Assessment	Tree survey/constraint Plan	Flood risk assessment	Archaeological mitigation required	Noise Impact Assessment	Air Quality Impact Assessment	Protected Species assessment
STRATEGIC SITES										
West Edinburgh										
H59	Turnhouse Road SAICA	Y				Y		Y	M	
H60	Turnhouse Road	Y		Y	Y	Y	Y	Y	M	
H61	Crosswinds	Y				Y	Y	Y	M	
H62	Land adjacent Edinburgh Gateway					Y	Y	Y	M	M
H63	Edinburgh 205					Y	Y	M	M	M
Other										
H55	Seafield	Y				Y	M	Y & odour assessment	M	M
H86	BioQuarter				Y	Y	Y	Y		M

PLACE BASED POLICIES										
H8	Astley Ainslie	Landscape and visual	Heritage and Landscape	Y	Y	Y	Y	Y	Y	
H85	Redford Barracks	Y	Heritage and Landscape	Y	Y	Y	Y	Y		
Comely Bank										
H31	Royal Victoria Hospital	Y	Heritage	Y	Y	Y	M	Y		
H32	Crewe Road South	Y			Y	Y	Y	Y		M
Jane Street/Stead's Place										
H40	Stead's Place	Y	Heritage				Y	Y	M	M
H41	Jane Street	Y			Y		Y	Y	Y	M
Bonnington										
H43	West Bowling Green Street	Y			Y	Y	Y	Y	M	M
H44	Newhaven Road 1	Y			Y	Y	Y	Y	M	M
H45	Newhaven Road 2	Y				Y	Y	Y	M	M
H46	Bangor Road	Y			Y	Y	Y	Y	Y	M
H47	South Fort Street	Y	Heritage		Y	Y	Y	Y	M	M
H48	Stewartfield	Y			Y	Y	Y	Y		M
Wester Hailes										
H80	Murrayburn Road	Y			Y	Y		Y	M	M
H81	Drumbryden Drive	Y			Y		Y			M

Liberton Hospital										
H91	Liberton Hospital/Ellen's Glen Road	Y	Heritage and Landscape	Y	Y	Y	Y	Y		
LARGER SITES> 300 UNITS										
Gorgie Road										
H77	Gorgie Road (east)	Y			Y		Y	Y	Y	
H78	Stevenson Road	Y			Y	Y	Y	Y	M	
Broomhouse										
H79	Broomhouse Terrace	Y			Y		Y	Y	M	M

Development Principles and Technical Requirements for Housing Proposals – other sites

All supporting assessments should inform the development of the proposal and site mitigation at an early stage.

Y = assessment required

M = assessment *may* be required

Site Ref	Name	Site area ha	Estimated Total capacity	Development principles	Comprehensive townscape and visual impact assessment	Archaeological Mitigation Required.	Protected Species Assessment	Tree survey and constraints plan	Air Quality Assessment	Noise Impact Assessment.	Flood Risk Assessment
H1	Dundee Street	0.2	45	<ul style="list-style-type: none"> If the garages date to the interwar period then they are considered of local historic interest and will require historic building recording prior to demolition. Proposals should seek to enhance the public realm along Dundee Street, including footway widening and street tree planting. There is an opportunity to relocate the substation and utilities boxes to create a high quality frontage. A pedestrian/cycle route is to be safeguarded to the west of this site to allow for a future link to be development between Dundee Street and Gorgie/Dalry Community Park. 	Y	M	M		Y	Y	

				<ul style="list-style-type: none"> A 225mm combined sewer pipe runs along and within the northern boundary of the site 								
H2	Dundee Terrace	0.2	45	<ul style="list-style-type: none"> Proposals should seek to enhance the public realm along Dundee Street, including footway widening and street tree planting. 	Y	Y	M		Y	Y		
H3	Chalmer's Street (Eye Pavilion)	0.3	68	<ul style="list-style-type: none"> There are B listed buildings adjacent to the site [St Catherine's Convent and Chalmers Hospital]. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. The old random rubble stone boundary walls should be preserved as these form part of the Listing. The site is within the viewcones of several Protected City Views. 	Y	M	M	M	M			
H4	Dalry Road	0.2	45	<ul style="list-style-type: none"> The layout and building design need to positively address the boundary to Dalry Community Park and overlook the park. Links to the pedestrian and cycle path network to the south and west need to be provided. An active frontage is to be provided to Dalry Road 	Y				Y	Y		
H5	Roseburn Street	1.1	152	<ul style="list-style-type: none"> There are B listed buildings at Roseburn Primary School and A listed gate 	Y		M		M	Y	M	

				<p>piers and boundary walls adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings and structures.</p> <ul style="list-style-type: none"> • The opportunity to provide a link between sites H5 and H6 must be retained to allow pedestrian permeability. • Development on this site must contribute towards an upgrade of play facilities in Roseburn Public Park in order to meet the Play Access Standard as the site and local area is inadequately served by play facilities. See proposal BGN35 for further details • Deliver a SUDS solution to serve both the site and surrounding area in line with Proposal BGN14 							
H6	Russell Road	0.5	69	<ul style="list-style-type: none"> • The opportunity to provide a link between sites H5 and H6 must be retained to allow pedestrian permeability. • Development on this site must contribute towards an upgrade of play facilities in Roseburn Public Park in order to meet the Play Access Standard as the site 	Y	Y	M		M	Y	

				<p>and local area is inadequately served by play facilities. See proposal BGN35 for further details</p> <ul style="list-style-type: none"> • Deliver a SUDS solution to serve both the site and surrounding area in line with Proposal BGN15 							
H7	Murieston Lane	0.5	69	<ul style="list-style-type: none"> • There is a B listed building adjacent to the site [Mecca Tivoli Bingo Hall, 52 Gorgie Road]. The design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building. • Various unlisted buildings on the site are of local historic interest - the late 19th century tenement and industrial/commercial buildings and the mid 20th century garages. The red sandstone Merchiston Hearts supporters club is an important part of the townscape and should be preserved within any new scheme. • A 225mm combined sewer pipe extends into the site from the west. 	Y	Y	M			Y	
H9	Falcon Road West	0.2	11	<ul style="list-style-type: none"> • Part of this site has been granted planning permission for 11 residential units (20/01354/FUL), the rest of 	Y		M				

				the site is currently being used as a Royal Mail sorting office.							
H10	Watertoun Road	0.9	72	<ul style="list-style-type: none"> Development should overlook the Watertoun Road Allotments. 	Y		M	Y	M		
H11	Watson Crescent Lane	0.1	8	<ul style="list-style-type: none"> The site is adjacent to the Union Canal Scheduled Ancient Monument - the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. The site is within the viewcones of several Protected City Views. There are also views out to Easter Craiglockhart Hill and the Pentlands. A pedestrian link should be provided to the core path along the Union Canal. The provision of active frontage towards the canal is encouraged. A 610mm combined sewer pipe runs along the north eastern boundary of the site 	Y	Y	M		M		
H12	Temple Park Crescent	0.2	16	<ul style="list-style-type: none"> The site is adjacent to the Union Canal Scheduled Ancient Monument - the design of the development 	Y	M	M	Y	M		

				<p>should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting.</p> <ul style="list-style-type: none"> • New development should reflect the roofscape articulation of the tenements along Temple Park Crescent. • The site is within the viewcones of several Protected City Views and is highly visible from the Core Path/ National Cycleway along the Union Canal. • Development has the potential to cast shade over the canal due to its southerly aspect - excessive overshadowing should be avoided. • A 610mm combined sewer pipe crosses this site and there is a 450mm combined sewer along the southern boundary. 								
H13	Gillespie Crescent	1.2	166	<ul style="list-style-type: none"> • There is a B listed building adjacent to the site [46 Bruntsfield Place]. The design of the development should seek to fully understand and preserve and/or enhance the setting of the listed building. • Development on the site should be subservient to 	Y	Y	Y	Y	M	Y		

				<p>the opposite tenements and be sympathetic to the adjacent single storey Royal Blind School. A better relationship with the Royal Blind School should be investigated, including the removal/ replacement of the high roughcast boundary wall.</p> <ul style="list-style-type: none">The site is within the viewcones of several Protected City Views.							
H14	Ratcliffe Terrace	0.7	97	<ul style="list-style-type: none">There are a number of listed buildings adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings.If No 214 to 242 Ratcliffe Terrace formed part of the Victorian Printworks they should be assessed for possible retention/conversion.The site is within the viewcones of several Protected City Views.The design and building heights should respect the adjacent villas and be subservient to the tenements.Opportunities should be sought to improve the outlook and privacy of the flats at 212-242 Causewayside. New green	Y	Y	M		M	Y	

				open space should be provided to the rear of these flats.							
H15	St Leonard's Street	0.3	24	<ul style="list-style-type: none"> There are a number of listed buildings adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. There are non-designated heritage assets on the site (stone walls to the former railway yard), which should be considered when developing proposals. Active frontages are to be provided onto Parkside Street and Hermits Croft, retaining as much of the existing stone walls as possible. 	Y	Y			M		
H16	Eyre Terrace	2.5	245	<ul style="list-style-type: none"> A heritage impact assessment would be required to inform future development proposals. this should include an appraisal of the setting of the World Heritage Site. Buildings height should be restricted to allow unhindered views through the trees from Dundonald Street as this is a key characteristic of the edge of the World Heritage Site. New development should not have a negative impact 	Y	Y	M	Y	M	Y	

				<p>on the daylight available to the King George V Park.</p> <ul style="list-style-type: none"> • New buildings should be set back at least 5m from the canopy edge of the existing trees along Fettes Row. • Strategic combined sewer pipes run through this site. • There are three substations located on this site. 							
H17	Eyre Place	0.5	69	<ul style="list-style-type: none"> • The character of Eyre Place Lane is to be retained, including the settled street and high quality boundary treatments. • Development to the north of the site should reflect the height and massing of the adjacent tenements along Eyre Place. The height and scale of buildings should step down to the south of the site to reflect the existing mews buildings along Eyre Place Lane. • A link to the pedestrian and cycle routes along Rodney Street needs to be provided. A link into the King George V park should be investigated and provided if possible. • A 225mm combined sewer pipe is located within the site 	Y	Y	M		M		
H18	Royston Terrace	0.2	28	<ul style="list-style-type: none"> • The boundary wall to the playing fields should be retained 	Y		M	Y	M		

				<ul style="list-style-type: none"> Development should respond sensitively to the boundary with Goldenacre playing fields and the existing trees which form the foreground of views toward the Old and New Towns of Edinburgh World Heritage Site and its skyline from Ferry Road. The building line along Royston Terrace should align with the east elevation of Monmouth Terrace, and the height and massing of new development should reflect that of the existing adjacent tenements along Royston Terrace and Goldenacre Terrace. There is an opportunity to provide footpath connection through the site between Royston Terrace and Goldenacre Terrace. 							
H19	Broughton Road (Powderhall Waste Transfer)	1.9	262	<ul style="list-style-type: none"> The site is covered by the Powderhall Place Brief 2018. 	Y	M	M		M	Y	
H20	Broughton Market	0.3	41	<ul style="list-style-type: none"> There are a number of listed buildings adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. 	Y	Y	M		M		

				<ul style="list-style-type: none"> There are non-designated heritage assets on the site, which should be considered when developing proposals such as the retention and reinstatement of the historic setted streets and boundary treatments. Backland development on the site should be mews scale. 							
H21	East London Street	0.3	41	<ul style="list-style-type: none"> Redevelopment of the site should provide ground floor class 4 business space. The A listed Gayfield House is adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of this listed building. Development must front onto East London Street. 	Y		M		M	Y	
H22	McDonald Road	0.7	158	<ul style="list-style-type: none"> There are non-designated heritage assets on the site (factory building), their potential retention and reuse should be considered when developing proposals. Development must provide an active frontage onto MacDonald Road. Development must enable a pedestrian/cycle connection to be made to the proposed active travel route along the disused 	Y	M	M	Y	M	Y	Y

				<p>railway to the north-east of the site and should provide a link into Papermill Wynd.</p> <ul style="list-style-type: none"> • The green/blue network along the former railway line should be extended and enhanced by the development. • 300mm and 850mm combined sewer pipes run through the site. 							
H23	McDonald Place	1.1	152	<ul style="list-style-type: none"> • Appropriate re-use of the C listed Army Reserves Centre (124 MacDonald Road) on the site should be a priority of the development • Proposals on this site should reinforce the strong sense of street enclosure and high quality public realm which have been achieved by recent regeneration nearby and respect the scale of buildings surrounding the edges of the site. • The use of green frontages incorporating trees and hedging which is seen extensively in the surrounding area should be continued through this site. • A walking/cycling route needs to be provided through the site linking Hopetoun Street to MacDonald Place. 	Y	M	M		M	Y	

H24	Norton Park	0.5	69	<ul style="list-style-type: none"> • There are listed buildings close to the site [including 26 Norton Park]. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. • Development must enable links to the proposed active travel routes to the east and south of the site. • Development must front onto Rossie Place and Norton Park and overlook the proposed active travel route along the Powderhall Railway Line • Deliver a SUDS solution to serve site and surrounding area in line with Proposal BGN12 	Y	Y	M	Y	M	Y	Y
H25	London Road	0.5	113	<ul style="list-style-type: none"> • An active frontage is to be provided onto London Road. • The southern boundary of the site is important as part of a habitat corridor and green/blue network along rail line • A Preliminary Ecological Appraisal is required. • New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for varying 	Y	Y		Y	Y	Y	Y

				<p>ranges of users, including those with disabilities. See proposal BGN39</p> <ul style="list-style-type: none"> • A strategic 2100mm combined sewer pipe and other combined sewer pipes runs through this site 							
H26	Portobello Road	0.3	41	<ul style="list-style-type: none"> • Redevelopment of the site should include commercial or retail space on the ground floor onto Portobello Road. • Development must provide an active frontage onto Portobello Road and Piershill Terrace and follow the existing building lines. • Investigate whether a culverted watercourse exists here and any opportunities to daylight this. 	Y	Y	M		M	Y	Y
H27	Willowbrae Road	0.3	24	<ul style="list-style-type: none"> • There are a number of B listed buildings adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. • Development must provide an active frontage onto Willowbrae Road and provide an appropriate response on the corner with Duddingston Mills. • A pedestrian/cycle link should be provided connecting Willowbrae Road with the open space 	Y					Y	

				<p>to the north east of the site.</p> <ul style="list-style-type: none"> • A 150mm combined sewer pipe crosses the south of this site. 							
H28	Cowan's Close	0.4	55	<ul style="list-style-type: none"> • There are a number of listed buildings adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. • An assessment should be made of the surviving boundary walls • Building heights should step down towards the south end of the lane to be in keeping with surrounding scale. Flats would be best located on the northern edge of the site, and townhouses to the south. Parapet heights should not exceed the eaves height of the adjacent 3 storey tenement building. • The site is within the viewcones of several Protected City Views. • A narrow plan depth should be used which is consistent with surrounding tenements. • Roofs should be pitched, using natural slate. Other traditional materials, such as timber and zinc and 	Y	Y	M		M		

				<p>contemporary detailing, could be incorporated into any future design in limited areas.</p> <ul style="list-style-type: none"> Development should safeguard any existing random rubble stone boundary walls and mature trees associated with adjacent rear gardens. 								
H29	Silverlea	1.5	120	<ul style="list-style-type: none"> There is scope to re-locate existing football club facilities from their temporary accommodation to the northern boundary of the site, providing vehicle access to the club is restricted to avoid negative impact on residential amenity, including the omission of parking facilities for club users or visitors. Development on the site should provide a dense lower rise solution (such as a combination of flatted accommodation, townhouses and/or colonies) which responds sensitively to edge conditions that include the greenbelt and adjacent 1-2 storey housing. A strong boundary such as a dry stone wall and tree planting needs to be created between the site and the green belt. 	Y	Y		Y				

				<ul style="list-style-type: none"> • There are important views across from the green belt towards the site from the existing footpath between Marine Drive and Salvesen Crescent. • Development should form an active frontage to Muirhouse Parkway. The existing stone wall boundary to the parkway is to be retained but can be punctured to enable access to gardens and entrances. • Direct pedestrian links with good natural surveillance must be provided to the adjacent Muirhouse path (east) and Silverknowes Park (west). • Development on the site provides an opportunity for Muirhouse Parkway to begin the transition from road to street. • A Preliminary Ecological Appraisal will be required. • A water main runs through the site. 							
H30	Ferry Road	0.1	14	<ul style="list-style-type: none"> • There are B and C listed buildings adjacent to the site [Ashbrook and Wardieburn House]. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. 	Y		M	Y	M	Y	

				<ul style="list-style-type: none">• The stone retaining boundary walls should be retained.• Development must provide an active frontage to Ferry Road.							
H33	Orchard Brae Avenue	0.3	55	<ul style="list-style-type: none">• Private or shared open space should be provided at ground level as this is an important positive characteristic of residential accommodation in the area.• Development must respect the prevailing height of surrounding buildings.• View analysis needs to consider the cumulative impact of tall building masses on silhouettes of church spires and city/local views (e.g from conservation areas: Dean Path; Carrington Road)• Introducing publicly accessible commercial uses in the existing building and/or fronting onto Orchard Brae is encouraged because this would enhance neighbourhood character.• A new pedestrian link is encouraged to the west of the site between Queensferry Road and Orchard Brae Avenue to improve permeability.• New outdoor play facilities to be integrated into the	Y		M	Y		Y	

				<p>site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for varying ranges of users, including those with disabilities. See proposal BGN37.</p> <ul style="list-style-type: none">• A 375mm combined sewer pipe is located within the eastern boundary of the site							
H34	Orchard Brae	0.9	124	<ul style="list-style-type: none">• New proposals must avoid replicating the scale and massing of the existing building. Heights must be lower and the layout/massing must be sympathetic to the surrounding urban form.• Public realm improvements and an improved active frontage should be provided to Orchard Brae, to provide a continuous connection between the building wall and the street.• The permeability of the street network around the site should be repaired connecting Learmonth Crescent and Learmonth Gardens and good pedestrian links to Orchard Brae provided.• Proposals must consider the impact on important views, such as views	Y		M	Y		Y	

				<p>towards Fettes College from surrounding streets.</p> <ul style="list-style-type: none">Investigate options for surface water connections to the culverted tributary of the Water of Leith.							
H35	Salamander Place	0.5	113	<ul style="list-style-type: none">Redevelopment of the site should include class 4 business space along the Salamander Street and Salamander Place frontages.Development proposals should complete the form of the urban block with active frontages to Salamander Street and Salamander Place.Private open space, including communal greenspace should be provided to meet open space standards; and should be located adjacent to the greenspace serving the neighbouring development.An active travel route is proposed along Salamander Street and will be looking for public realm improvements to be provided along the street.	Y	Y	M		Y	Y	Y
H36	North Fort Street	0.1	8	<ul style="list-style-type: none">Development should provide active frontages to the adjacent street and pedestrian route and overlook HawthornvaleDeliver a SUDS solution to serve both the site and	Y	M	M			Y	

				surrounding area in line with proposal BGN13							
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H37	Coburg Street	1.1	152	<ul style="list-style-type: none"> • The site is adjacent to the Citadel Arch at Johnston Street Scheduled Ancient Monument - the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. • There are a number of listed buildings adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. • This site includes nationally significant heritage which must be preserved, respected and interpreted, in particular the fort's defences and adjacent designated assets. • The layout should establish a fine urban grain of new streets and paths which reflect the settled streets and lanes within the conservation area and improve pedestrian and cycle permeability. Key pedestrian/cycle connections to be provided are a North/South link between Citadel Place and Coburg Street, and an 	Y	Y	M		Y	Y	Y
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				<p>East/West link between Commercial Street and Citadel Street.</p> <ul style="list-style-type: none"> • Routes should be lined by active frontages that maximise opportunities for visual contact at ground floor level. New public realm should be high quality utilising natural stone. • The site is opposite the historic North Leith Burial Ground and Water of Leith Walkway. New open space provision should extend this green/blue network through the site to provide recreation, drainage and biodiversity benefits. 								
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H38	Commercial Street	0.2	45	<ul style="list-style-type: none"> • Redevelopment of the site should include new class 4 business space to be provided complementing the existing class 4 space on Commercial Street. • The site is adjacent to the Citadel Arch Scheduled Ancient Monument - the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and within an appropriate setting. • Development must provide active frontages onto Commercial Street and Dock Way. 	Y	Y	M		Y	Y	Y
H39	Pitt Street	0.6	48	<ul style="list-style-type: none"> • Redevelopment of the site should include ground floor class 4 business space. • There is a listed building adjacent to the site [C listed 16 South Fort Street]. The design of the development should seek to fully understand and preserve and/or enhance the setting of this listed building. • There are a non-designated heritage assets on the site. 128 Pitt Street - which has gable sculpture features and is of local historic/archaeological 	Y	Y	M	Y	M	Y	

				<p>interest. This building should be retained along with the cobbled streetscape.</p> <ul style="list-style-type: none"> • A link to the pedestrian/cycle route to the south of the site needs to be provided and development should be designed to provide activity and natural surveillance of the greenspace and route along the disused railway. • The southern site has local views to Arthur's Seat, Salisbury Crag and Calton Hill. 								
H42	Leith Walk/Manderston Street	1.7	235	<ul style="list-style-type: none"> • There is an approved Place Brief for this site which establishes high level principles to inform Masterplanning and design processes. 	Y	Y	M		Y	Y		
H49	Corunna Place	0.3	24	<ul style="list-style-type: none"> • Redevelopment of the site should include new class 4/commercial space in an appropriate location. • There are a number of listed buildings adjacent to the site. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings. • Development must provide an active frontage an improved public realm along Bonnington Road. 	Y	Y	M	Y	M	Y		

				<ul style="list-style-type: none"> A 375mm combined sewer pipe and water main are located within the access road from Corunna Place. 							
H50	Bonnington Road	0.7	56	<ul style="list-style-type: none"> Redevelopment of the site should include new class 4/commercial space on the ground floor facing onto Bonnington Road. The existing stone walls along the boundaries of the site should be retained The site is on a prominent corner site. Development should provide frontage onto both adjacent streets. The site is also adjacent to Pilrig Park and development should be designed to overlook and provide natural surveillance of the park. New active travel links must be provided through the site linking Bonnington Road to Pilrig Park. The site is within the viewcones of some Protected City Views. Existing good views of Arthur's Seat, Whinny Hill and Salisbury Crags should be retained. A water main crosses the site. 	Y	M	Y	Y	M	Y	Y
H51	Broughton Road	0.1	23	<ul style="list-style-type: none"> The stone boundary walls should be retained 	Y		M			Y	

				<ul style="list-style-type: none"> The site is within the viewcones of several Protected City Views. 								
H52	Iona Street	0.6	83	<ul style="list-style-type: none"> This site has planning permission for 80 flats as part of a wider development proposal (20/00972/FUL). Design of new development needs to be sensitive to the surrounding urban form with a particular focus on improvements to Iona Street frontage. The form, mass, height, scale should take reference from surrounding street pattern - predominantly 4-storey tenements, and be informed by analysis of the impact of development on protected views, e.g. Leith Docks to Calton Hill. Large flat roofs are not appropriate. Backland development on the site should be mews scale. Development should be located away from the boundary walls 	Y	Y	M		M	Y		
H53	Albert Street	0.2	28	<ul style="list-style-type: none"> The layout should enable a convenient, publicly accessible active travel link to the future pedestrian/cycle path route on the adjacent rail line, ensuring this is well 	Y	Y			M			

				<p>overlooked by active frontages.</p> <ul style="list-style-type: none"> The southern boundary of the site is important as part of a habitat corridor and green/blue network along rail line. A Preliminary Ecological Appraisal is required. 							
H54	St Clair Street	2.7	373	<ul style="list-style-type: none"> Active travel links should connect the adjacent railway path and quiet route along St Clair Street and Hawkhill Avenue. Adjacent to a Local Nature Conservation Site. Boundary trees and vegetation should be retained. Deliver a SUDS solution to serve both the site and surrounding area in line with proposal BGN11 	Y	Y		Y	M	Y	Y
H56	Sir Harry Lauder Road	1.3	104	<ul style="list-style-type: none"> Redevelopment of the site should include new class 4/commercial space in an appropriate location. Development must provide active frontages onto Sir Harry Lauder Road and Fishwife's Causeway. Development must link to paths in the adjacent new development to the east and south of the site and provide through connections for pedestrians and cyclists. 	Y	Y	M			Y	Y

				<ul style="list-style-type: none"> A water main runs along the western edge of the site. 								
H57	Joppa Road	0.1	8	<ul style="list-style-type: none"> The site is within the Portobello conservation area - the design of the development should be consistent with the conservation area character appraisal and seek to preserve and/or enhance the special character and appearance of the area, including its setting. 	Y		M				Y	
H58	Eastfield	0.5	40	<ul style="list-style-type: none"> Development must be set back 15m from the top of the bank of Brunstane Burn. A cycle route is to be provided along the seafront as part of the Round the Forth cycle route. Development should provide active frontages towards Eastfield and routes through and around the site. New open space should enhance and extend the existing green/blue network along the Brunstane Burn and the coast. New outdoor play facilities to be integrated into the site layout in a well 	Y	Y	M				Y	Y

				<p>overlooked and accessible location with a welcoming setting. These new facilities shall provide for varying ranges of users, including those with disabilities. See proposal BGN30</p> <ul style="list-style-type: none">• A water main runs through the site.							
H64	Land at Ferrymuir	1.1	88	<ul style="list-style-type: none">• Redevelopment of the site should provide some class 4 business space in an appropriate location.• Development must provide active frontages onto Ferrymuir and Thompson Place. Opportunities to change the character of the B800 through street design should be explored.• A pedestrian/cycle link should be provided east/west through the site linking the B800 to Thompson Place.• New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for varying ranges of users, including those with disabilities. See proposal BGN31• A 375mm foul sewer pipe is located in the north eastern corner of the site.			M	Y		Y	
H65	Old Liston Road	1.3	104	<ul style="list-style-type: none">• There are B and C listed buildings adjacent to the	Y	Y	M	Y	M	Y	Y

				<p>site [the New Bridge and the Newbridge Inn]. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings.</p> <ul style="list-style-type: none"> • New development must be set back at least 20m from the top of the bank to the River Almond. This buffer can be used for public recreation and amenity. • Some selective felling of the non-native conifers along the river may be acceptable to allow views of the listed New Bridge from the site. • An active frontage needs to be provided to Old Liston Road. • The site is adjacent to the River Almond Biodiversity Site. Habitats along the waters edge need to be protected. • A 150mm combined sewer pipe is located within the north western boundary of the site and a surface water pipe crosses the site to the River Almond. 							
H66	St John's Road (A)	0.1	14	<ul style="list-style-type: none"> • Development must provide an active frontage onto St Johns Road and respect the privacy of residencies around the periphery of the site, in particular 9 Featherhall Avenue. 	Y		M		Y	Y	

H67	St John's Road (B)	0.9	72	<ul style="list-style-type: none"> Redevelopment of the site should include commercial or retail space on the ground floor onto St John's Road. Development must provide active frontages onto St John's Road, St Ninian's Road and St Ninian's Drive. 	Y		M		Y	Y	
H68	Kirk Loan	0.2	16	<ul style="list-style-type: none"> An active frontage is to be provided to Kirk Loan. Deliver a SUDS solution to serve both the site and surrounding area in line with Proposal BGN8 	Y	Y	M	Y	M		M
H69	Corstorphine Road (A)	0.2	16	<ul style="list-style-type: none"> Appropriate re-use of the C listed 5 Downie Terrace on the site should be a priority of the development. There is also a listed building adjacent to the site [C listed Hotel at 3-4 Downie Terrace]. The design of the development should seek to understand, preserve and enhance the special architectural character and historic interest of the listed buildings, including their setting. Development must provide an active frontage onto Corstorphine Road. Development on this site must contribute towards an upgrade of play facilities in Balgreen Park in order to meet the Play Access Standard as the site and 	Y		M		M	Y	

				<p>local area is inadequately served by play facilities. See proposal BGN42 for further details</p> <ul style="list-style-type: none"> 								
H70	Corstorphine Road (B)	0.1	8	<ul style="list-style-type: none"> There is a listed building adjacent to the site [C listed 1-2 Downie Terrace]. The design of the development should seek to fully understand and preserve and/or enhance the setting of this listed building. Mature trees along the boundary of St Catherines Gardens are to be retained. Development on this site must contribute towards an upgrade of play facilities in Balgreen Park in order to meet the Play Access Standard as the site and local area is inadequately served by play facilities. See proposal BGN42 for further details 	Y			Y	M	Y		
H71	Gorgie Park Close	0.8	110	<ul style="list-style-type: none"> An active frontage is to be provided onto Gorgie Park Road. The green links to the Gorgie Children's Park in the north east are to be retained. A preliminary ecological appraisal will be required. There are Scottish Power transmission cables crossing this site. There is a 	Y		M	Y		Y		

				minimum exclusion zone of 10m around transmission equipment.							
H72	West Gorgie Park	0.8	110	<ul style="list-style-type: none"> Development must provide active frontages onto Hutchison Road and Sidings Way. A pedestrian/cycle link should be provided through the site connecting Hutchison Road to Sidings Way. 			M		M	Y	
H73	Gorgie Road (Caledonian Packaging)	1.0	138	<ul style="list-style-type: none"> Retain and re-use setts in street and open space design. A pedestrian and cycle link should be provided between Gorgie Road and Chesser Gardens lined by street trees to extend green networks through the site. New greenspace on the site should sit adjacent to the green edge along Chesser Gardens. 300mm and 150mm combined sewer pipes cross the site. 	Y	Y	M		Y	Y	Y
H74	Craiglockhart Avenue	0.3	24	<ul style="list-style-type: none"> The site is adjacent to the Union Canal Scheduled Ancient Monument - the design of the development should seek to preserve and enhance the monument and other identified nationally important archaeological resources in situ, and 	Y	Y	M			Y	

				<p>within an appropriate setting.</p> <ul style="list-style-type: none"> • The stone walls along Craiglockhart Avenue are to be retained. • The site is adjacent to the Water of Leith Local Nature Conservation Site. Habitats along the waters edge need to be protected. • New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for a range of users, including those with disabilities. See proposal BGN29 • A 375mm combined sewer pipe is located next to 40 Canal Court 							
H75	Lanark Road	1	50	<ul style="list-style-type: none"> • There are non-designated heritage assets on the site (telephone exchange building), which should be considered when developing proposals. • Assessment should be carried out on the surviving Walled Garden fabric, with the aim to repair and retain in any new development. • Development needs to provide links to the adjacent open space and path network. 	Y	Y	M	Y		Y	

				<ul style="list-style-type: none"> • An active frontage is to be provided to Craiglockhart Avenue. • There are two substations and high voltage cables located on this site. • New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for a range of users, including those with disabilities. See proposal BGN28 								
H76	Peatville Gardens	0.2	10	<ul style="list-style-type: none"> • There are non-designated heritage assets on the site (former hospital), which should be considered when developing proposals. • The site is within the viewcone of at least one Protected City View. • Care needs to be taken regarding privacy and overshadowing of neighbouring properties which sit at a lower level. • Development should provide an active frontage to Kingsknowe Road North and a more open frontage towards Peatville Gardens. 	Y		M				Y	
H82	Murrayburn Gate		135	<ul style="list-style-type: none"> • There is an opportunity to improve the greenspace and embankments to the north and east of the site 	Y		Y				Y	

				<p>with additional tree/landscape structure planting.</p> <ul style="list-style-type: none"> • The proposal should complement the Wester Hailes regeneration works • A new active travel link should be provided through the site to improve permeability, connecting to local paths and the underpass to the east. • New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for a range of users, including those with disabilities. See proposal BGN32 • 								
H83	Clovenstone House	0.7	97	<ul style="list-style-type: none"> • The mature trees and vegetation around the periphery of the site should be retained particularly along the northern boundary towards Kingsknowe Golf Course. Selective removal of some of the leylandii trees would be beneficial to allow for active frontages to be provided along Clovenstone Gardens. Other mature trees and vegetation along the southern boundary should be retained. 	Y		M	Y				

				<ul style="list-style-type: none"> New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for a range of users, including those with disabilities. See proposal BGN33 							
H84	Calder Estate (H)	0.2	28	<ul style="list-style-type: none"> There are local views to the Pentlands and glimpse views of Craiglockhart Hills and Arthur's Seat which should be taken into account in the townscape and visual impact assessment. New development would need to carefully consider the levels on the site and amenity of the adjacent flats which have windows facing this area. 	Y			Y			Y
H87	Duddingston Park South	0.3	24	<ul style="list-style-type: none"> An active frontage is to be provided onto Duddingston Park South. The site is adjacent to Brunstane Burn, part of the Niddrie Burn Local Nature Conservation Site corridor. Riparian habitat to be retained and development should be set back from the watercourse A preliminary ecological appraisal will be required A 900mm combined sewer pipe crosses this site. An 	Y			Y		Y	Y

				<p>access strip is required either side of this pipe.</p> <ul style="list-style-type: none"> • New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for a range of users, including those with disabilities. See proposal BGN 38 • The nearby Burdiehouse Burn may form part of the Pentlands to Portobello improvements and so any site design should complement this. 							
H88	Moredun Park Loan	0.4	32	<ul style="list-style-type: none"> • Development needs to provide links to the adjacent open space and path network. • Active frontages to be provided to Moredun Park Loan. 	Y					Y	
H89	Moredun Park View	0.3	24	<ul style="list-style-type: none"> • Development needs to provide links to the adjacent open space • Active frontages to be provided to Moredun Park View. • Existing trees and vegetation on the site should be retained where possible. 	Y	Y	M				
H90	Morrison's at Gilmerton Road	0.4	32	<ul style="list-style-type: none"> • Development must provide an active frontage onto Gilmerton Road and 		M	M	Y		Y	

				<p>overlook the quiet route to the east of the site.</p> <ul style="list-style-type: none"> • A pedestrian/cycle route should be provided South east/North west through the site connecting to the quiet route. • New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for a range of users, including those with disabilities. See proposal BGN40 • The nearby Burdiehouse Burn may form part of the Pentlands to Portobello improvements and so any site design should complement this. • A 150mm combined sewer pipe is located on the south eastern edge of the site 							
H92	Gilmerton Dykes Street	0.3	24	<ul style="list-style-type: none"> • An active frontage is to be provided onto Gilmerton Dykes Street. • Pedestrian/cycle and green/blue network links should be provided through the site connecting Gilmerton Dykes Street to Kilngate Brae. • New outdoor play facilities to be integrated into the site layout in a well 	Y		M			Y	

				overlooked and accessible location with a welcoming setting. These new facilities shall provide for a range of users, including those with disabilities. See proposal BGN41								
H93	Rae's Crescent	0.4	32	<ul style="list-style-type: none"> There are B listed buildings and structures adjacent to the site [St Catherine House, Doocot and Balm Well]. The design of the development should seek to fully understand and preserve and/or enhance the setting of these listed buildings and structures. A pedestrian connection needs to be provided through the site allowing for a link between Rae's Court to Howdenhall Road. This site has an important ecological value as a component of a wider habitat network which includes TPO'd woodland and designated Ancient Woodland Inventory areas. There is significant vegetation and trees on east of the site and a green/blue network connection must be retained by any future development. A Preliminary Ecological Appraisal and tree surveys 	Y	Y						

				will be required and needs to assess the ecology value of the site in its wider context.							
H94	Old Dalkeith Road	0.3	24	<ul style="list-style-type: none">• Development should provide an active frontage to Old Dalkeith Road.• Amenity space and routes through the site should be designed to create green/blue network connectivity for wildlife between the mature trees along the railway and Inch Park.• Protect the mature trees and shrubs on the periphery of the site for biodiversity value and connection to green/blue network.	Y		M			Y	Y
H95	Peffermill Road	0.2	16	<ul style="list-style-type: none">• Development must provide an active frontage onto Peffermill Road.• Trees and landscaping around the periphery of the site are to be protected.	Y	M				Y	Y

City Plan 2030

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