

Guidance for Businesses

April 2023



Guidance for Businesses



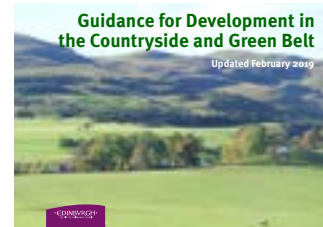
Who is this guidance for?

This guidance is intended to assist businesses in preparing applications to change the use of a property or carry out alterations to a business premises.



Policy Context

This document interprets policies in the *Edinburgh Local Development Plan*. Relevant policies are noted in each section and should be considered alongside this document.



Misc: Student Housing, Radio Telecommunications, Open Space Strategy etc.

This document and other non-statutory guidance can be viewed at: www.edinburgh.gov.uk/planningguidelines

Listed Buildings and Conservation Areas

If the building is listed or located within a Conservation Area, guidance on *Listed Buildings and Conservation Areas* must also be considered. Boxes throughout this guideline give specific information relating to Listed Buildings and Conservation Areas. You can check if your property is listed or located within a conservation area on the Council's website www.edinburgh.gov.uk/planning

Business Gateway

Business Gateway offers businesses free practical help and guidance. Whether you're starting up or already running a business, and provide access to business support and information services.

To get more information on help for your business, or to book an appointment with our experienced business advisers please contact our Edinburgh office.

Contact details:

Business Gateway (Edinburgh Office)
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG
Tel: 0131 529 6644

Email: bglothian@bgateway.com

www.bgateway.com

This guidance was initially approved in December 2012 and incorporates additional text on short term commercial visitor accommodation approved in February 2013, and minor amendments approved in February 2014, February 2016, March 2018 and February 2019.

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Do I need Planning Permission?

Planning Permission

Planning permission is required for many alterations, and changes of use. However, some work can be carried out without planning permission; this is referred to as 'permitted development'. Permitted development is set out in legislation.

Common enquiries are set out in the relevant chapters of this document.

If you believe your building work is 'permitted development', you can apply for a [Certificate of Lawfulness](#) to confirm that the development is lawful and can go ahead. This can be applied for online at www.eplanning.scot

What is a change of use?

Most properties are classified under categories known as a 'Use Class'. For example, shops are grouped under Class 1 and houses under Class 9. Some uses fall outwith these categories and are defined as 'sui generis', meaning 'of its own kind'. This is set out in The Use Classes (Scotland) Order 1997 (as amended).

Changing to a different use class is known as a change of use and may require planning permission, although some changes between use classes are allowed without planning permission. Planning permission is not required when both the present and proposed uses fall within the same 'class' unless there are specific restrictions imposed by the council. The Scottish Government Circular 1/1998 contains guidance on use classes.

Listed Buildings and Conservation Areas

Fewer alterations are considered to be permitted development and most changes to the outside of a building, including changing the colour, require planning permission. More information on other consents which may be required is included on the next page.

Listed Building Consent

Listed building consent is required for works affecting the character of listed buildings and also applies to the interior of the building and any buildings within the curtilage. Planning permission may also be required in addition to Listed Building Consent. If your building is listed, specific guidance on [Listed Buildings and Conservation Areas](#) must also be considered along with this document.

What Other Consents Might Be Required?

Advertisement Consent

Advertisements are defined as any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, and employed wholly or partly for the purpose of advertisement, announcement or direction.

While many advertisements require express consent, certain types do not need express consent as they have 'deemed consent'. You can check this by consulting *The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984*. Advertisements displayed in accordance with the advert regulations do not require advertisement consent.

Illuminated shopfront signage in a conservation area requires advertisement consent.

Building Warrant

Converted, new or altered buildings may require a Building Warrant. There is more Building Standards information at www.edinburgh.gov.uk/buildingwarrants. For detailed information please go to the [Scottish Government website](http://www.scottish.gov.uk).

Road Permit

You must get a permit to the Council if you want to carry out work in or to occupy a public street. A *road permit* will be required if forming a new access or driveway or if placing a skip or excavation in a public road. It will also be required for scaffolding

or to occupy a portion of the road to place site huts, storage containers, cabins, materials or contractors plant, to put up a tower crane or to operate mobile cranes, hoists and cherry pickers from the public highway. For more information contact the Areas Roads Manager in your *Neighbourhood Team*.

Licensing

Some activities, such as the sale and supply of alcohol or late hours catering, require a licence. Please contact *Licensing* for more information on 0131 529 4208 or email licensing@edinburgh.gov.uk.

The Civic Government (Scotland) Act 1982 (Licensing of houses in Multiple Occupation) Order 2000, requires operators of HMOs to obtain a licence allowing permission to be given to occupy a house as a HMO where it is the only or principal residence of three or more unrelated people.

Table and Chairs Permit

If your business sells food and drink you may be able to get a permit from the Council to put tables and chairs on the public pavement outside your business.

A *tables and chairs permit* allows you to put tables and chairs on the public pavement between 9am and 9pm, seven days a week and is issued for either six or twelve months. For more information please email TablesChairsPermits@edinburgh.gov.uk or phone 0131 529 3705.

Biodiversity

Some species of animals and plants are protected

by law. Certain activities, such as killing, injuring or capturing the species or disturbing it in its place of shelter, are unlawful. It is also an offence to damage or destroy a breeding site or resting place (or obstruct access to).

If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be taken. If it is identified that an activity is going to be carried out that would be unlawful, a license may be required.

More information on European Protected Species, survey work and relevant licenses is available on the [Scottish Natural Heritage website](http://www.scottishnaturalheritage.gov.uk).

Trees

If there are any trees on the site or within 12 meters of the boundary, they should be identified in the application. Please refer to *the Edinburgh Design Guidance (chapter 3.5)* for advice.

All trees in a Conservation Area or with a Tree Preservation Order are protected by law, making it a criminal offence to lop, top, cut down, uproot wilfully, damage or destroy a tree unless carried out with the consent of the council. To apply for works to trees, go to www.eplanning.scot.

Trade Waste

Proposals for commercial use of a property should ensure that there will be sufficient storage space off street to store segregated waste containers, in line with the Council's Trade Waste policy.

Changing a Residential Property to a Commercial Use

What does this chapter cover?

Changes of use to:

- private day nurseries
- house in multiple occupation (HMOs)
- running a business from home
- guest house
- short term let accommodation

This guideline is not intended to address new hotel development which is covered by [Edinburgh Local Development Plan \(LDP\) Policy Emp 10 Hotel Development](#).

Where an extension to a residential property is required to then run a business from home, please refer to the [Guidance for Householders](#) to understand what permissions are required.

When is planning permission required?

Some activities within a residential property can be undertaken without requiring planning permission. Some common enquiries are given below.

What should I do if it is permitted development?

If you believe planning permission is not required, you can apply for a [Certificate of Lawfulness](#) for legal confirmation.

Private day nurseries

The change of use from a residential property to a private day nursery requires planning permission.

Where child minding is undertaken from a residential property, whether a change to a private day nursery has occurred will be assessed on a case by case basis. Consideration will be given to the number of children, the frequency of activity and the duration of stay. The criteria under 'Running a business from home' should also be considered.

Houses of Multiple Occupation (HMOs)

The sharing of accommodation by people who do not live together as a family is controlled at the point at which there is considered to be a material change of use. For houses, Class 9 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 considers this to be when more than 5 people are living together, other than people living together as a family. As with houses, the Council would also expect a material change of use to occur in flats when more than 5 unrelated people share accommodation. All planning applications for Houses in Multiple Occupation (HMOs) are assessed using LDP Policy Hou 7: Inappropriate Uses in Residential Areas, having regard to the advice below.

Running a business from home

Proposals which comply with all the following may not need planning permission, but always check with the council first.

- There should be no change in the character of the dwelling or the primary use of the area. For example, signage, display of commercial goods, increased pedestrians and vehicular movements, noise etc.
- There should be no more than the parking of a small vehicle used for commercial and personal purposes within the curtilage of a dwelling house.
- Any ancillary business should not be detrimental to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, ash, dust, or grit.
- There should be no impact on the amenity or character of the area as a result of visitors or deliveries to the property.
- The primary use of the property must be domestic and any members of staff on the premises should have no impact on the amenity and character of the property.

Using your home as a guest house

Planning permission will not be required for the use of a house as a bed and breakfast or guest house if:

- The house has less than four bedrooms and only one is used for a guest house or bed and breakfast purpose
- The house has four or more bedrooms and no more than two bedrooms are used for a guest house or bed and breakfast purpose.

Planning permission will always be required if a flat is being used as a guest house or bed and breakfast, regardless of the number of rooms.

Short Term Let Accommodation

The city-wide Edinburgh Short-term Let (STL) Control Area came into force on 5 September 2022, which means that the use of a residential property for short term let accommodation will constitute a change of use requiring planning permission provided that:

- It is not a private tenancy under Section 1 of the Private Housing (Tenancies) (Scotland) Act 2016;
- It is not a tenancy of a dwellinghouse (or part of one) where all or part of the dwellinghouse is the principal home of the landlord or occupier;
- Sleeping accommodation is provided to one or more persons for one or more nights for commercial consideration (i.e. an exchange of money);
- No person to whom sleeping accommodation is provided is an immediate family member of the person by whom the accommodation is being provided;

- The accommodation is not provided for the principal purpose of facilitating the provision of work or services to the person by whom the accommodation is being provided or to another member of that person's household;
- The accommodation is not provided by an employer to an employee in terms of a contract of employment for the better performance of the employee's duties; and
- The accommodation is not a hotel, boarding house, guest house, hostel, residential accommodation where care is provided to people in need of care, hospital or nursing home, residential school, college or training centre, secure residential accommodation (including a prison, young offenders institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as military barracks), a refuge, student accommodation or an aparthotel.

These legal requirements are set out in the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021. Further detail is contained in Annex B of the Scottish Government's Planning Circular 1 of 2021 – Establishing a Short-term Let Control Area.

On 1 October 2022, the licensing scheme under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 (the STL Licensing Order) will open to receive applications for short-term let licenses. The requirement to have an STL licence is separate from any need to have planning permission.

In Edinburgh, due to the STL Control Area, to lawfully operate a secondary let STL under an STL licence, there will be a need to either have planning permission in place, or an ongoing application for planning permission, or have it in place confirmation from the Council that planning permission is not required. In the event that the planning application and any related appeal is refused, the STL licence holder cannot lawfully continue to operate the secondary let STL in terms of their licence.

“Secondary letting” means a short-term let consisting of the entering into an agreement for the use of accommodation, which is not, or not part of, the licence holder's only or principal home.

Further guidance on licensing can be found on the [Council's website](#).

What to consider if planning permission is required

Policy Hou 7

Sets out when uses will not be permitted in predominately residential or mixed use areas i.e. uses which would have a materially detrimental effect on the living conditions of nearby residents.

Amenity

Proposals for a change of use will be assessed in terms of their likely impact on neighbouring residential properties. Factors which will be considered include background noise in the area and proximity to nearby residents.

In the case of private day nurseries, whether nearby residential uses overlook the garden will also be considered. This is due to the potential for increased noise to those households.

Road Safety and Parking

The *car parking standards* define the levels of parking that will be permitted for new development and depends on the scale, location, purpose of use and the number of staff. Parking levels will also be dependent on the change of use and proximity to public transport.

The existing on-street parking and traffic situation will be important considerations in this assessment. The location should be suitable to allow people and deliveries to be dropped-off and collected safely. This is especially important for children going to and from a private day nursery. The potential impact on vulnerable road users – cyclists and pedestrians – will also be a consideration.

Parking in Gardens

The provision of new car parking should have regard to character and setting of the property and should normally preserve a reasonable amount of front garden. In a conservation area parking in the front garden would only be considered if there was an established pattern and it was part of the character of the area. Parking in the front garden of a listed building is not likely to be supported and there is normally a presumption against loss of original walling and railings and loss of gardens. Further information on the design of parking in gardens can be found in the *Guidance for Householders*.

Flatted Properties

Change of use in flatted properties will generally only be acceptable where there is a private access from the street, except in the case of HMOs. Nurseries must also benefit from suitable garden space.

Further information

If a proposal has the potential to result in impacts then these should be addressed at the outset so they can be considered by the case officer. Examples of information that may be required include:

- An acoustic report if there is potential for noise impact.
- Details of ventilation systems if the application has the potential to create odour problems, and details of the noise impact of any proposed ventilation system.
- Details of any plant and machinery
- Details of attenuation measures if structure-borne and air-borne vibrations will occur.

Short Term Let Accommodation

Applications for a change of use to short term let accommodation will be assessed and determined against the development plan, both with respect to LDP policy Hou 7 and National Planning Framework 4 (NPF 4) policy 30(e), and material considerations. The table below principally provides guidance in respect of LDP Policy Hou 7. It may also provide some assistance in considering NPF 4 Policy 30 (e) (i). This table is not relevant to the consideration of NPF 4 Policy 30 (e) (ii).

<p>The character of the new use and of the wider area.</p>	<p>Where the location is predominantly commercial in character and there are no residential properties in nearby, adverse impacts on amenity are less likely. This means it is more likely short-term lets (STLs) can be supported in such locations.</p> <p>Where the location is mixed in character (residential / commercial) regard will be had to the nature of surrounding uses and the proximity of the proposal site to residential properties. Where there is likely to be a further deterioration on residential amenity in such mixed areas, it is unlikely that short term let proposals will be supported.</p> <p>Where the street has a quiet nature or low ambient noise levels (particularly at night-time), STL will not generally be supported. No weight will be given to the existence of neighbouring unlawful STLs as justification for the grant of planning permission for an STL.</p> <p>The Planning service will assess the merits of any proposal against its impact on the lawful planning use of nearby properties. Where the area is wholly residential, it is unlikely that short-term let proposals will be supported.</p>
<p>The size of the property.</p>	<p>Larger properties can have a greater capacity for guests. Where there are greater numbers of guests, there is increased potential for noise and disturbance. Both the number and size of rooms will be taken into account when considering this.</p>
<p>The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance, and parking demand.</p>	<p>If the property is accessed off a stair where there are other flats off that stair, it is very unlikely that a change of use will be supported. This is because it has been found that existing residents of flats within stairs are particularly affected by the pattern of activity which often results from STL use where multiple sets of guests stay for short periods of time throughout the year. Guests of the short-term let properties can arrive late at night and make noise and cause disturbance in a way which residents of that stair would not, given they will know of the impacts that they have on one another and be able to manage those impacts in a neighbourly way. Examples of disturbance include bumping suitcases up stair and using washing machines in the middle of the night.</p> <p>If the property does have its own main door access regard must be had to the other criteria within this table.</p> <p>Planning permission is granted to property rather than individuals, which means that property can change hands and be operated in a different way than was intended by the applicant for planning permission. Because of this, when considering the pattern of activity associated with a use, only limited regard can be had to how an applicant intends to manage that.</p> <p>It should be noted that licensing of STLs is separate from the planning system.</p>
<p>The nature and character of any services provided.</p>	<p>Where there is access to a communal garden which can be used by existing residential properties, or where there is a garden that would form part of the curtilage of an STL and would be in close proximity to residential gardens, STLs will generally not be supported. Where parking is provided, this will be considered within the context of the Council’s parking policies and guidance.</p>

Changing to a Food or Drink Use

What does this chapter cover?

Uses such as:

- Restaurants, cafes and snack bars (Class 3)
- Hot food takeaways (Sui Generis)
- Cold food takeaways which are classed as a shop (Class 1)
- Public houses and bars (Sui Generis)
- Class 7 uses (hotels and hostels) licensed or intending to be licensed for the sale of alcohol to persons other than residents or persons other than those consuming meals on the premises. i.e. with a public bar.

It does not include:

- Class 7 uses (hotels and hostels) without a public bar.

When is planning permission required?

Some food and drink uses do not require planning permission. Information on some common enquiries is given on this page.

Changing a shop to Class 3 use or hot food takeaway

Planning permission is required for a change of use from a shop to a hot food takeaway or to a Class 3 use, such as a café or restaurant. Whether this change has, or will occur will be determined on a case by case basis. Regard will be given to:

- Concentration of such uses in the locality
- The scale of the activities and character and appearance of the property
- Other considerations are the impact on vitality and viability, the effect on amenity and potential road safety and parking problems.

What should I do if it is permitted development?

If you believe planning permission is not required, you can apply for a [Certificate of Lawfulness](#) for legal confirmation.

Selling cold food for consumption off the premises

Businesses selling cold food for consumption off the premises, such as sandwich bars, fall within Class 1 shop use. If the building is already in use as a shop then permission is not required.

Some secondary uses alongside the main uses also do not need permission; this is dependant on the scale of the activity.

Ancillary uses which are not likely to require planning permission in addition to a Class 1 shop use are:

- The sale of hot drinks
- The provision of microwaves, soup tureens and/or toasted sandwich machines.
Note: hotplates for the cooking of food will generally not be acceptable in a class 1 establishment
- Seating constituting a very minor element to the overall use. The limit will vary according to the size and layout of the premises
- An appropriately sized café in a larger unit, such as a department store, if it is a relatively minor proportion of the overall floorspace and operates primarily to service the shop's customers.

What to consider if planning permission is required

Protecting Shops

Policies Ret 9-11

Set out which locations a non-shop use is acceptable. These policies should be considered if a shop will be lost as part of the changes. In some areas of the City, the loss of a shop use will not be permitted. In other areas, certain criteria must be met.

Policy Hou 7

sets out when uses will not be permitted in predominantly residential or mixed use areas.

Policy Ret 11

Sets out when food and drink establishments will not be permitted.

Restaurants, cafés, snack bars and other Class 3 Uses

Proposals will be supported in principle in the following locations:

- Throughout the Central Area
- In designated shopping centres
- In existing clusters of commercial uses, provided it will not lead to an unacceptable increase in disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions of nearby residents.

Proposals in predominantly housing areas will not normally be permitted.

Hot Food Takeaways

With the exception of proposals within areas of restriction (shown on the next page), proposals will be supported in principle in the following locations:

- Throughout the city centre area as shown in the adopted Edinburgh Local Development Plan (LDP)
- In designated shopping centres as shown in the LDP
- In existing clusters of commercial uses, provided it will not lead to an unacceptable increase in disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions of nearby residents.

Proposals in the areas of restriction will only be accepted if there will be no adverse impact upon existing residential amenity caused by night-time activity. Where acceptable, this will normally be controlled through conditions restricting the hours of operation to 0800 to 2000.

Proposals in predominantly housing areas will not normally be permitted.

Where a restaurant's trade is primarily in-house dining but a minor element is take-away food then this still falls within the Class 3 use. Where take-away is a minor component of the business it will not require planning permission.

You can find out whether a site is located in the city centre area or a designated shopping centre through the online proposals map for the LDP, which can be accessed via the following link: <https://edinburghcouncil.maps.arcgis.com/apps/webappviewer/index.html?id=d1e3d872be424df5b89469de72bb03bd>

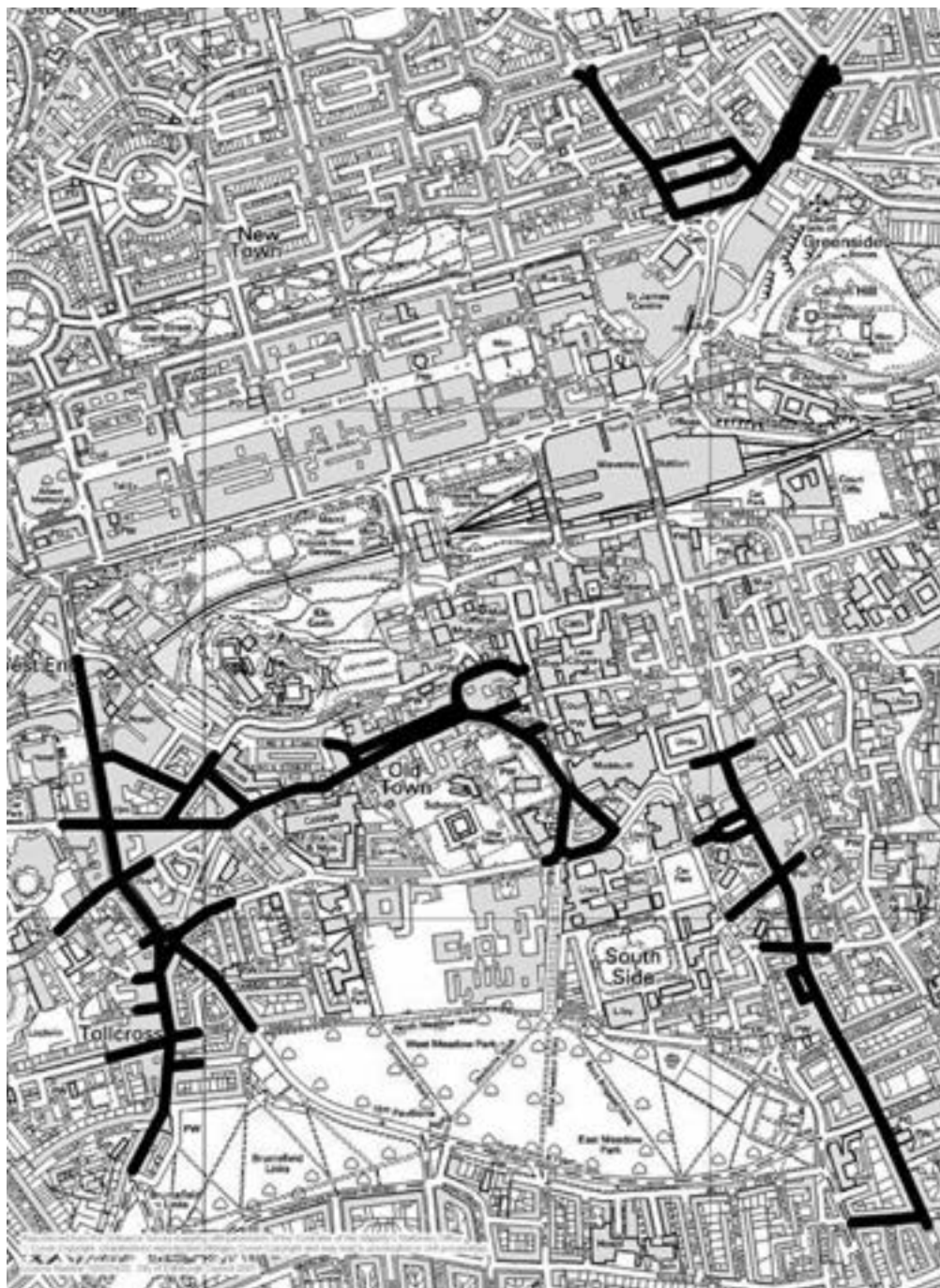
Public houses, entertainment venues and hotels outwith Class 7 (Hotels and Hostels)

In all locations, these uses should be located so as not to impinge on residential surroundings. Accordingly, such developments, with the exception of public houses designed as part of a new build development, will not be allowed under or in the midst of housing¹

There will be a presumption against new public houses and entertainment venues in the areas of restriction (shown on Page 10). Proposals for extensions to venues in the areas of restriction will only be accepted if there will be no adverse impact of the residential amenity caused by night time activity.

Proposals in predominantly housing areas and residential side streets will not normally be permitted.

[1] "Under or in the midst of housing" means a) where there is existing residential property above the application site or premises; or b) where there is existing residential property immediately adjoining two or more sides of the building or curtilage comprising the application site. "Residential property" means dwelling houses, flats or houses in multiple occupancy and includes any vacant units.



Ventilation

If the use is acceptable in principle, establishments with cooking on the premises must satisfy ventilation requirements to ensure that they do not impinge on the amenity of the residential area or other neighbourhoods.

An effective system for the extraction and dispersal of cooking odours must be provided. Details of the system, including the design, size, location and finish should be submitted with any planning application. A report from a ventilation engineer may also be required where it is proposed to use an internal route in an existing building for ventilation ducting.

The ventilation system should be capable of achieving 30 air changes an hour and the cooking effluvia ducted to a suitable exhaust point to ensure no cooking odours escape or are exhausted into neighbouring premises.

Conditions shall be applied to ensure the installation of an effective system before any change of use is implemented, and/or the restriction of the form and means of cooking where necessary.

On a listed building or in a conservation area, the use of an internal flue should be explored before considering external options. The flue would need planning permission and listed building consent in its own right.

Design

Any external duct should be painted to match the colour of the existing building to minimise its visual impact.

Location

Ventilation systems should be located internally. Where this is not practicable, systems located to the rear may be considered.

Noise

Conditions may be put in place to ensure that there is no increase in noise that will affect the amenity of the area.

The map identifies areas of restriction. These are areas of mixed but essentially residential character where there is a high concentration of hot food takeaways, public houses and entertainment venues.

Changing a Commercial Unit to Residential Use

When is permission required?

Planning permission is required to convert a business to a house or flat. Permission will also be required for physical alterations to any external elevation. Listed building consent, where relevant, may also be required.

What to consider if planning permission is required

Protected shops

Policies Ret 9-11

set out when a non-shop use is acceptable. They should be considered if a shop will be lost as part of the changes.

In some areas of the city, the loss of a shop use will not be permitted. In other areas, certain criteria must be met. These policies should be considered for more information.

Amenity

Policy Hou 5

Sets out the criteria to be met by proposals to convert to residential use.

Applications for a change of use will need to prove that the quality and size of accommodation created is satisfactory.

Units with insufficient daylight will be unacceptable; proposals should fully meet the council's daylight requirements in the [Edinburgh Design Guidance](#). Basement apartments with substandard light will only be accepted where the remainder of the created unit represents a viable unit in its own right with regards to adequate daylight.

Dwelling sizes should meet the following minimum requirements and exceeding these standards is encouraged. Provision of cycle and waste storage is encouraged and may be required in some instances.

Number of Bedrooms	Minimum Gross Floor Area (sq m)
Studio	36
1 (2 persons)	52
2 (3 persons)	66
2 (4 persons)	81
3 (4 persons)	81
Larger Dwellings	91

Design

New designs should be of a high quality and respect their context

- 1. Consider the architectural or historic merit of the shopfront and its context and identify an appropriate design from one of the following three basic approaches.**

Retain the shopfront



Henderson Street

Retaining the existing shopfront and adapting it for residential use is a simple method of conversion and ensures the property fits well within its context. Where the shopfront is of architectural or historic merit this will be the only appropriate design.

A design which retains the shop front could be used in residential areas or within a row of shops.

Simple contemporary design



Royal Park Terrace

Simple contemporary designs are often the most successful. The existing structural openings should be retained and any features of architectural or historic merit retained and restored. High quality materials should be used.

A simple contemporary design could be used in residential areas or within a row of shops.

Residential appearance

Conversions with a residential appearance are rarely successfully achieved. Attention should be paid to structural openings, materials and detailing to ensure the new residential property does not stand out from its context.

Windows which are a version of those on the upper floors in terms of proportions, location and detail are usually most appropriate. Doors should relate to the scale of the building and should not result in a cluttered appearance.

Paint work should be removed to expose the stone or toned to match the building above.

A design with a residential appearance may be appropriate in residential areas but not within a row of shops.



Consider the privacy of residents

To create privacy within the property, shutters or moveable screens behind the window could be considered as an alternative to frosted glass. Where considered acceptable, frosted glass should not occupy more than 50% of the height of the window. Retaining recessed doors also provides a degree of separation from the street. Metal gates could also be added.

Altering a Shopfront

There should always be a presumption to improve, where possible, a poor shopfront.

Understanding your shopfront

Policy Des 12 sets out the principles for altering a shopfront

1. Consider the period of the building and the style of the shopfront

Shopfronts come in many styles, reflecting the different periods of architecture in Edinburgh. Those of architectural merit or incorporating traditional features or proportions should be retained and restored.

2. Determine whether there are any original or important architectural features or proportions which need to be retained

The pilasters, fascia, cornice and stallriser form a frame around the window and should be retained. Recessed doorways, including tiling, should not be removed. Original proportions should be retained.



Pilasters



Cornice



Stallriser

3. Identify any inappropriate additions which should be removed

Large undivided areas of plate glass can be appropriate within a small shopfront, however over a larger area can appear like a gaping hole over which the upper storeys look unsupported.

Large deep fascia boards and other claddings should be removed and any original features reinstated.



Deep Fascia



Proportions



Cladding

Good Example

At 37-41 Nicolson Street, Edinburgh, restoration work has been carried out to remove modern additions and unveil the original Victorian shopfront of 'McIntyre's Drapery Stores'. Architectural features, including the cornice, pilasters and glazing bars have been exposed. Views into the store have now been opened up and the shop is more noticeable in the street.



Context

Shopfronts should be designed for their context

1. Consider the relationship of the frontage to the rest of the street

The relationship of the frontage to the established street pattern should be considered, particularly in terms of fascia and stallriser height and general proportions. Alterations should preserve and strengthen the unity of the street.



One shopfront across two separate buildings will not normally be acceptable as it disrupts the vertical rhythm of the facades above.



2. Consider the relationship to features on the upper floors

Where units have a narrow frontage and vertical emphasis, they should retain their individual integrity, rather than attempting to achieve uniformity with adjoining properties.



Good Examples



St Stephen Street



William Street



Grassmarket

New Design

New designs should be of high quality and respect their surroundings

1. Identify the features or proportions which will need to be retained or restored

The pilasters and frame should be retained, even if the rest of the frontage is not of sufficient quality to merit retention.

Poorly designed fascias and pilasters do not make up a well composed frame. Pilasters should not be flat to the frontage and fascias should not exceed one-fifth of the overall frontage height or be taken over common staircases. Stallrisers should be in proportion to the frontage.

Cornice which continues from the adjacent frontages will require to be restored. No part of the frontage should be located above this.

2. Consider the design and materials to be used

Where a new frontage is considered appropriate, there is no particular correct style. Modern designs will be considered acceptable providing they incorporate high quality materials, are well proportioned, and retain any features of architectural merit.

Reproduction frontages should be based on sound historical precedent in terms of archival evidence or surviving features.

Appropriate spacing and cornice should be used to create a visual break between the frontage and the building above.

Good Examples



Barclay Place



Bread Street

In general, natural and traditional materials, such as timber, stone, bronze, brick and render should be used. These should be locally sourced from renewable or recycled materials, wherever possible. Frontages clad in incongruous materials will not be acceptable.

Paint and Colour

When is permission required?

Planning permission, and where relevant listed building consent, will be required to paint a building which is listed or within a conservation area, including a change of colour.

Planning Permission will not be required to paint an unlisted building out with conservation areas. However the painting and colour of a building should reflect its character and the area.

Good Example



Victoria Street

Listed Buildings and Conservation Areas

Paint

Unpainted stonework and other good quality materials should not be painted.

Colour Schemes

The creation of a strong identify for a business must come second to an appropriate balance with the context. Colour schemes should clarify the architectural form and not apply alien treatments and design. The most successful are simply schemes which employ only one or two colours.

Muted or dark colours are preferable.

Uniform Appearance

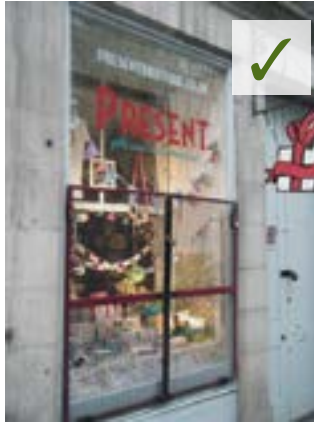
Coordinated paint schemes are encouraged and should be retained where present. In particular, common details, such as arches and pilasters, should have a uniform treatment. Similar lettering and signage should also be used.

The range of colours within a block should be limited.

Security

1. Determine whether a security device is necessary and consider alternative solutions

Security devices should not harm the appearance of the building or street. Toughened glass or mesh grilles could be used as an alternative to security shutters.



2. If a device is considered acceptable, consider its location in relation to the window

Where shutters are not common within the immediate area, they should be housed internally, running behind the window.

Elsewhere, shutters should be housed behind the fascia or a sub-fascia.

Shutters should not be housed within boxes which project from the front of the building.

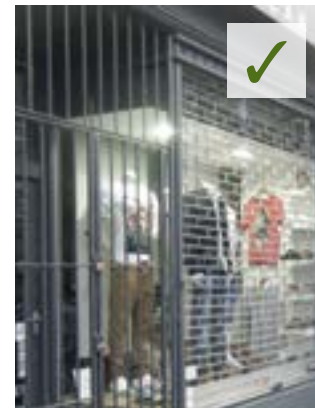


3. Identify an appropriate shutter design

Solid roller shutters are unacceptable. They do not allow window shopping at night, the inability to view the inside of the shop can be a counter security measure and they tend to be a target for graffiti.

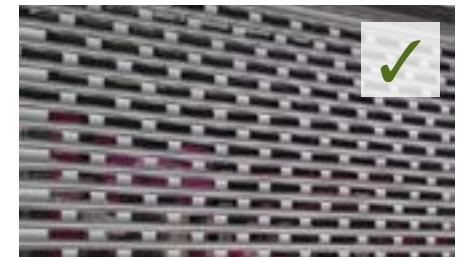


Roller shutters of the non-solid type may be acceptable in a perforated, lattice, brick bond or open weave pattern. Shutters made up of interlocking clear polycarbonate sheets running externally to the glass may also be acceptable.



Where there is evidence of early timber shutters, they should be restored to working order or replaced to match.

External roller shutters require planning permission.



Listed Buildings and Conservation Areas

Externally mounted shutters will not be considered acceptable.

The most appropriate security method is toughened glass. Internal open lattice shutters or removable mesh grilles may also be acceptable.

Metal gates are most appropriate on recessed doors.

Shutters should be painted an appropriate colour, sympathetic to the rest of the frontage and immediate area.

Blinds and Canopies

1. Consider whether a blind or canopy is appropriate on the building

Blinds and canopies should not harm the appearance of the building or street.

Traditional projecting roller blinds, of appropriate quality, form and materials, will be considered generally acceptable

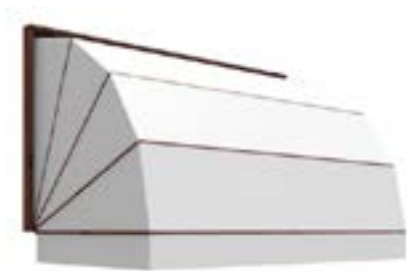
Dutch canopies will not be acceptable on traditional frontages where important architectural elements would be obscured.

Listed Buildings and Conservation Areas

Dutch canopies will not be acceptable on listed buildings or in conservation areas.

Blinds and canopies will not be considered acceptable on domestic fronted buildings.

Solar glass and film are acceptable alternative methods of protecting premises from the sun, providing they are clear and uncoloured.



Dutch canopy

2. If acceptable, consider the location of the blind or canopy

Blinds and canopies should fold back into internal box housings, recessed within the frontage. They must not be visually obtrusive or untidy when retracted.



Boxes housing blinds and canopies that project from the building frontage will not be acceptable.

Blinds and canopies will not be acceptable above the ground floor level.



3. Determine an appropriate design and materials

Blinds and canopies must be made of high quality fabric. Shiny or high gloss materials in particular will not be supported.

An advert, including a company logo or name, on a blind or canopy will need advertisement consent.



Other works affecting or relating to a shopfront or other business which may require planning and/or listed building consent:

- Installation of garlands, particularly if they are supported by a structure
- Free standing advertisement fixtures, awnings, flagpoles and banners

Where permission is **required** these will generally not be acceptable.

Automatic Teller Machines

1. Consider whether an ATM will be acceptable

ATMs should not impact upon the character of the building or area.

Free standing ATMs add to street clutter and will not be considered acceptable.

ATMs may be considered acceptable when integrated into a frontage, providing no features of architectural or historic interest will be affected and the materials and design are appropriate.

2. If acceptable, consider the location, design and access

Consideration should be given to pedestrian and road safety. Terminals should be sited to avoid pedestrian congestion at street corners and narrow pavements. The assessment of the impact on road safety will include any potential increase in the number of vehicles stopping, visibility and sightlines.

The use of steps for access to ATMs should be avoided and the units should be suitable for wheelchair access.

Where ATMs are removed, the frontage should be reinstated to match the original.

Listed Buildings and Conservation Areas

Consideration should first be given to locating the ATM internally. For guidance on internal alterations, consider the Listed Buildings and Conservation Area guidance.

Externally, ATMs should be located in a concealed position on the façade, within an inner vestibule or on a side elevation.

ATMs should not be fitted to finely detailed façades or shopfronts of historic or architectural merit. They will not be acceptable where stone frontages, architectural features or symmetry will be disturbed. New slappings (knocking a hole through a wall to form an opening for a door, window etc) will be discouraged.

Only one ATM will be allowed on the exterior of any building.

Where acceptable, the ATM should not be surrounded by coloured panels or other devices and signage should not be erected. The ATM and any steps or railings, where necessary, should be formed in high quality materials and be appropriate to the area. Surrounding space should match the façade in material and design.

Permissions Required

ATMs which materially affect the external appearance of a building require planning permission. Listed building consent may also be required for an ATM on a listed building. In addition, advertisement consent may be required for any additional signage.

Air Conditioning and Refrigeration

Location

Air conditioning and refrigeration units should not be located on the front elevation or any other conspicuous elevations of buildings, including roofs and the flat roofs of projecting frontages.

It will normally be acceptable to fix units to the rear wall. These should be located as low as possible.

Design

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Listed Buildings and Conservation Areas

The preferred location for units on listed buildings and within conservation areas are:

- standing within garden or courtyard areas (subject to appropriate screening and discreet ducting)
- Within rear basement areas
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, in the New Town Conservation Area and World Heritage Site, aerial views will also be considered.
- Internally behind louvers on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to fix units to the wall of an inconspicuous elevation, as low down as possible.

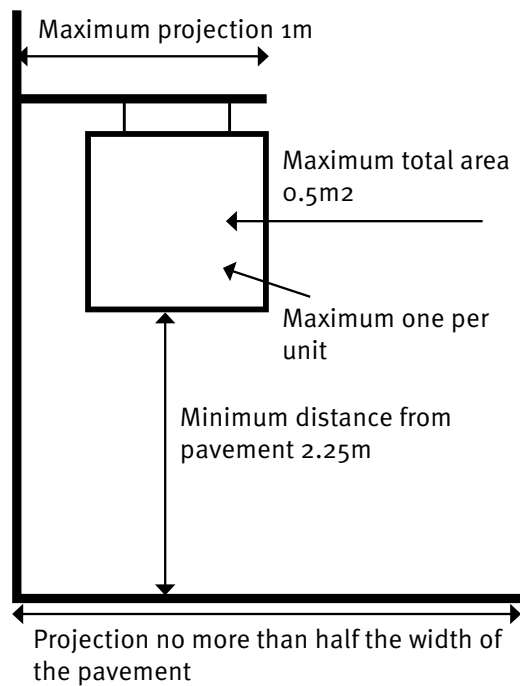
Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character of the building.

Signage and Advertisements

1. Consider the scale, location and materials of the advertisement and any lettering

High level signage is not normally considered acceptable.



NB. Dimensions may be reduced for smaller frontages

Projecting and Hanging Signs

Traditional timber designs are most appropriate on traditional frontages.



Fascia

Box fascia signs applied to existing fascias are not considered acceptable.

Individual lettering should not exceed more than two thirds the depth of the fascia, up to a maximum of 450mm.

Princes Street

Projecting signs and banners will not be supported. Illumination must be white and static.

Listed Buildings, Conservation Areas and Royal Mile

Signage obscuring architectural details is not acceptable.

Signage should be timber, etched glass or stainless steel; synthetic materials are not appropriate.

Signage should harmonise with the colour of the shopfront.

Applied fascia boards/panels will not normally be acceptable. Lettering shall be applied directly onto the original fascia. If there is an existing applied fascia board/panel in place, this should a) be removed and the original fascia restored, or b) an appropriate new fascia applied but only where there is no original fascia.

Letters must be individual and hand painted.

On buildings of domestic character, lettering or projecting signs are not acceptable. Guidance on alternative signage is given on the next page.

In the Royal Mile area of Special Control, there are additional controls on advertisements.

2. Consider an appropriate method of illumination

External illumination will only be acceptable if unobtrusive.

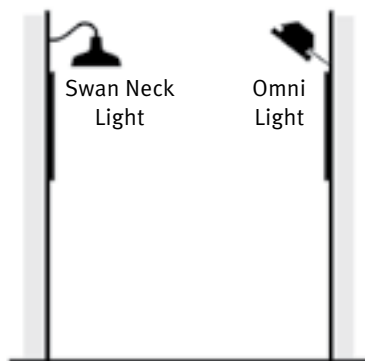
Individual letters should be internally or halo lit. Discreet spotlights painted out to match the backing material or fibre optic lighting may also be acceptable. Illumination must be static and no electrical wiring should be visible from outside of the premises. White illumination is preferable.

Projecting signs should only be illuminated by concealed trough lights.

LED strip lighting to illuminate signage may be acceptable where it can be positioned discreetly on the shop front.

Listed Buildings and Conservation Areas

Swan neck lights, omni-lights on long arms or trough lights along the fascia will not normally be acceptable. Letters should be halo or internally lit.



3. Consider alternative advertisements

Internal Advertisements

Advertisements behind the glass should be kept to a minimum to allow maximum visibility into the premises.



Directional Signs/ Temporary On-Street Advertising / A boards

Advance directional signs outwith the curtilage of the premises to which they relate (including 'A boards' and other temporary on-street advertising) will not be permitted.

Guest Houses

Houses in residential use (Class 9) but with guest house operations should not display signs, except for an official tourism plaque or a window sticker.

For properties operating solely as a guest house (Class 7), any pole signs located in front gardens should not exceed 0.5sq metres in area.

Listed Buildings and Conservation Areas

Basement properties

Basement properties may be identified by a name plate or modest sign on the railings, or where they don't exist, discreet and well designed pole mounted signs may be acceptable.



Buildings of domestic character

On buildings of domestic character, identification should consist of a brass or bronze nameplate, smaller than one stone. Where the building is in hotel use, consideration will be given to painted lettering on the fanlight or a modest sign on the railings.

Cycle Storage

Commercial buildings which operate under class 4, 5 or 6 of the use classes order* have permitted development rights to erect a structure for the purpose of the temporary storage of pedal cycles, provided that the following criteria are met:

- The structure will not be sited within the curtilage of a listed building
- If the site is located in a conservation area, the structure will be located within the front curtilage of the commercial building
- The structure will not obstruct the clear line of sight of a road or footpath by the driver of a vehicle entering or leaving the commercial building (a driver's view of pedestrians and drivers on the footpath and road next to the building should not be worsened as a result of the structure being erected)
- The structure would create an obstruction to light to another building

To get written confirmation that you do not require planning permission you can apply for a Certificate of Lawfulness. You can do this online and you will get a decision from us on whether permission is required. This certificate can be used to confirm you do not need permission. It can also be useful should you decide to sell or rent the premises, or if you are asked if you have permission for ancillary buildings.

Note: The planning authority will not provide informal opinions as to whether a building will obstruct either the clear sight of a driver, or light to another building. If you wish to seek clarification as to whether your proposal complies with these requirements in order to be considered permitted development, a certificate of lawfulness must be applied for.

* Use classes order

Class 4 - Business use

- As an office, other than a use within class 2 (financial, professional and other services)
- For research and development of products or processes
- For any industrial process

Being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class 5 - General Industrial

Use for the carrying on of an industrial process other than one falling within class 4 (business)

Class 6 - Storage or distribution

Use for storage or as a distribution centre



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Edinburgh Design Guidance

January 2020

Foreword

Edinburgh Design Guidance - building our future

Edinburgh is internationally renowned for its stunning architecture, beautiful green spaces, World Heritage Site status, art and literature.

Topography and landscape have massively influenced built form in the city. There is the medieval walled Old Town on a slope and the plateaued Neo-Classical New Town. This is in addition to the city's rolling tenemented and terraced stone suburbs of the 19th and 20th Centuries that were carefully planned by ambitious city councils.

Pioneering Town Planner Patrick Geddes placed importance on spirit of place, landform and locality (genius loci), influencing 20th Century city architect Ebenezer MacRae's work both in the Old Town and in the later suburban housing estates. These have further reinforced the unique qualities of the city we have today, a city with two world heritage sites that consistently ranks as one of the best places in the UK to live, work and study.

Respecting and building on this legacy is important for our economic and social well-being as the city's current strength owes much to its inspiring past foresight and today we can build tomorrow's heritage. Building well must become a reality that we can pass on to our children and theirs.

We all need to grasp this challenge. In the context of an expanding city, this is something we should be addressing. The Edinburgh Design Guidance will play its part. To achieve this we must all work to the same ambition. Councillors, planning officers and developers must all have the same aims for the city. We should be creating developments that we are proud of, and not just adding another suburban extension to the last one. We need to create new and sustainable city

suburbs and employment areas that are places which reflect and build upon the city's rich architectural and design qualities. They need to be places in their own right being both well connected and of an appropriate density to help support walking, cycling and public transport to help maintain the compact character of Edinburgh.

As society changes, the city too is entering a new era of change and development. There is an opportunity for us all to play a part in creating an urban legacy for future generations. This guidance supplements and reinforces the Edinburgh Local Development Plan and is a tool to be used by everyone to work together for good city building and in striving to achieve an inspirational city which meets 21st Century needs.

I would like to thank all those who have been part of this latest update.



Councillor Neil Gardiner
Convener of Planning

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Edinburgh Design Guidance

How does it relate to other guidance?

This document is part of a suite of non-statutory planning guidance which interpret the policies set out in the Local Development Plan. It is important that, where applicable, these are read in conjunction with one another. For example, when designing a new building in a conservation area, reference should be made to this guidance and the Guidance on Listed Buildings and Conservation Areas



Other planning guidance is available including - *Student Housing*; *Communications infrastructure*; and *Outdoor Advertising and Sponsorship*.

Edinburgh also has a number of site/area specific planning guidance, including *Development Briefs*.

Further information

If you require any further information or clarification, please visit our website at http://www.edinburgh.gov.uk/info/20013/planning_and_building or contact the Planning Helpdesk on 0131 529 3550.

How is it structured?

There are chapters on **Context, placemaking and design;**

Designing places - buildings;

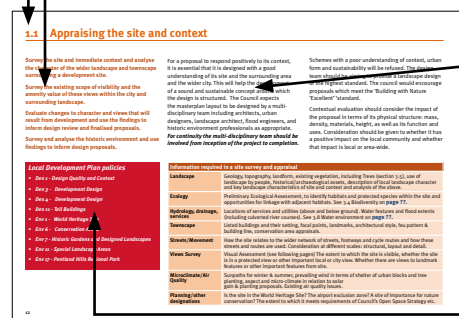
Designing places – landscape, biodiversity and the water environment; and

Designing Streets: Edinburgh Street Design Guidance.

The introduction to each chapter sets out over-arching aims and expectations for new development.

Each subject area has its own section.

Main design principles introduce each section.



Explanatory text is included, where relevant to provide more detail.

Technical guidance is contained in the grey pages.

Local plan policy references are included.



Introduction

This updated guidance sets out the Council's expectations for the design of new development in Edinburgh.

Greater emphasis has now been placed on creating places that support the development of a compact, sustainable city and respond to the challenges of climate change. Support for active travel and public transport is reflected in revised parking controls in new developments. Landscape, biodiversity and green infrastructure are given greater prominence to reflect the contribution they make to placemaking, quality of life, health and wellbeing, and towards mitigating the impacts of climate change. Air quality, which is fundamental to public health and quality of life, is addressed through various mechanisms, including the requirement to make provision for electric charging points to support the use of vehicles that emit lower levels of emissions.

The Council wants new development to create great places for people to live, work and enjoy. In order to do this, we need to achieve the highest quality of design that integrates successfully with the existing city.

Many recent developments have achieved this aim and some are used as examples in the guidance. These developments establish a standard for the design quality of new development. Where appropriate, the guidance includes examples from outwith Edinburgh.

This guidance is intended for all new developments and includes the Edinburgh Street Design Guidance, which was previously a separate document. This will allow a holistic, place-based approach to design and development. The examples given show principles and concepts that apply to a range of different developments and examples of good street design.

The guidance should be used as a point of reference, as a basis for the planning and design of new development proposals and will be a material consideration in assessing planning applications. It aims to:

- provide guidance on how to comply with the policies in local plans;
- support good placemaking by bringing together guidance for streets, spaces and buildings;
- explain the key ideas which need to be considered during the design process;
- give examples of good quality design; and
- set out the requirements for design and access statements.

Each section provides guidance on specific topics that should be used as appropriate. It is important that it is read in conjunction with statutory development plans and other planning guidance depending on the type and location of development.

The Council's design-related policies can be broadly divided into themes relating to context, built form, landscape and biodiversity. This is reflected in the structure of the guidance. Where appropriate, technical guidance is included along with links to associated guidance and information.

Policy context

Scottish Government policy

The new Planning (Scotland) Act 2019, an emerging National Transport Strategy, policies and programmes relating to Climate Change adaptation, Cleaner Air for Scotland – the Scottish Governments policy document on Air Quality, and the introduction of the Place Principle all reflect a changing policy context. A more co-ordinated approach with outcomes that deliver better places is a common theme.



Creating Places and Designing Streets are the two planning policy documents for Scotland that relate to design. They set out government aspirations for design and the role of the planning system in delivering these. They are material planning considerations.

Creating Places sets out the six qualities of successful places as:

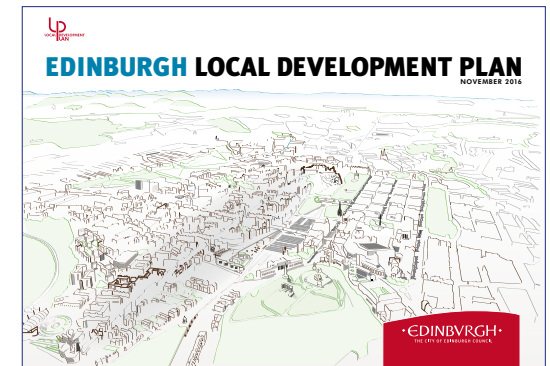
- distinctive;
- safe and pleasant;
- easy to move around;
- welcoming;
- adaptable; and
- resource efficient.

These guiding principles underpin the approach to delivering good places.

The Society of Chief Officers for Transportation in Scotland's (SCOTS) National Roads Development Guide provides technical guidance to support the design aspects of Designing Streets, by focusing on how to achieve Roads Construction Consent (RCC) for all new or improved roads for a local authority to adopt.



NATIONAL
ROADS DEVELOPMENT GUIDE



The Development Plan

The SESplan Strategic Development Plan and the Edinburgh Local Development Plan make up the Development Plan for Edinburgh. This guidance interprets and applies the policies set out in the Local Development Plan and provides more detailed advice.

The Local Development Plan, which was adopted in November 2016, provides the main basis for determining planning applications.

Edinburgh



View to the Pentland Hills from Arthur's Seat

Edinburgh is a unique and beautiful city - recognised by the UNESCO inscription of its two world heritage sites: the Old and New Towns of Edinburgh and the Forth Bridge. Its distinct geography and rich and varied heritage of buildings and urban design combine to create a unique cityscape. Edinburgh is a city of startling contrast – between its landscape and buildings and in its streets and spaces.

Landscape is vitally important. Containment is provided by the Firth of Forth to the North and the Pentland Hills to the South, but it is the hills within Edinburgh that create some of the most striking aspects of its setting. Castle Hill, Arthur's Seat, Calton Hill and others create a three dimensional city. Not only do they dominate views throughout the city, but they also create vistas, allowing the city to be seen and understood from a series of different vantage points.



Tightly packed buildings in the Old Town - View towards the castle from Lawnmarket

The topography of hills, ridges and valleys have enabled the development of a series of distinct areas that juxtapose with one another. Nowhere is this interplay between landscape and buildings clearer than in the city centre. Both the Old and New Town are designed around their landforms. In the Old Town, the Royal Mile slopes gently down the Old Town ridge; buildings are tightly packed together off closes that run down to the Waverley and Cowgate valleys. The New Town's more undulating landscape is reflected in its spacious and geometrically ordered streets.

Throughout history, the city has evolved in response to changing needs and growth. In the 18th and 19th centuries, bridges and streets were thrust into the medieval pattern of the Old Town to create links with the wider city and improve the environment by providing more air and light. Edinburgh has also embraced change to meet current needs.



Royal Circus in the New Town

Subsequent expansion of the city have has created distinctive neighbourhoods with their own sense of place but which also contribute to the character of the city as a whole. Areas like the Grange, Marchmont and Bruntsfield, Inverleith, Leith, Gorgie and Dalry, have different building forms, but with their consistent heights, sandstone walls, slate roofs, vertical windows and architectural motifs they feel very much part of Edinburgh.

Although the later post war suburban areas of the city are less distinct, their simple layouts knit well into the wider city. Where streets align with the city's landmark features, their sense of belonging to Edinburgh is amplified.

Confident modern developments sit alongside some of the oldest buildings in the city. Ironically, this process of change means many parts of the Old Town are younger than large swathes of the New Town.



An Old Town Improvement Street: Cockburn Street

Edinburgh contains the greatest concentration of built heritage assets in Scotland, with nearly 5,000 listed items comprising over 30,000 separate buildings. These range in scale from the Forth Rail Bridge to the statue of Greyfriars Bobby, and in age from the 12th century to the late 20th century. The city accounts for about one-third of all the 'A' listed buildings in Scotland and has a much higher proportion of 'A' listed buildings than the national average.

Edinburgh has a total of 49 conservation areas covering 25% of the urban area with a resident population of over 100,000. Each conservation area has its own unique character and appearance. The variation in character illustrates the history of Edinburgh. They range from the internationally famous New Town, which is the largest conservation area in Scotland, to small villages which have been absorbed as the city expanded.



Modern Edinburgh colony houses - Leith Fort

The public realm of Edinburgh offers a wealth of streets, squares and spaces, gardens and pedestrian spaces, which act as gathering places for people and settings for the historic buildings making an important contribution to the architectural character of the area. It can be seen as the glue that binds places together.

This combination of natural and built heritage should be maintained and enhanced. The principles presented here are informed by qualities that make Edinburgh special. They seek to achieve new development that draws on and interprets the past; with an emphasis on creativity and innovation rather than prescription.



Tenements in Bruntsfield - Gillespie Crescent



Suburban housing in south east Edinburgh

The Challenge

The quality of our environment undoubtedly contributes towards Edinburgh's success as an international city to which people and businesses are attracted. For this to remain the case, it is vitally important that we continue to respect the existing built fabric. In doing so, Edinburgh should not become a museum piece. Instead, the city must continue to embrace change so that it can adapt to its evolving needs. However, this sets up a possible tension—between preservation and change. As many of the examples used in this guidance demonstrate, design led solutions can resolve a range of competing needs.

Where surrounding development is fragmented or of poor quality the aim is to establish a new context that better reflects the inherent character of Edinburgh. The Council encourages model forms of development that generate coherence and distinctiveness. Both the historic environment and the many modern developments shown in this guidance provide context of quality that should be reflected in these situations.

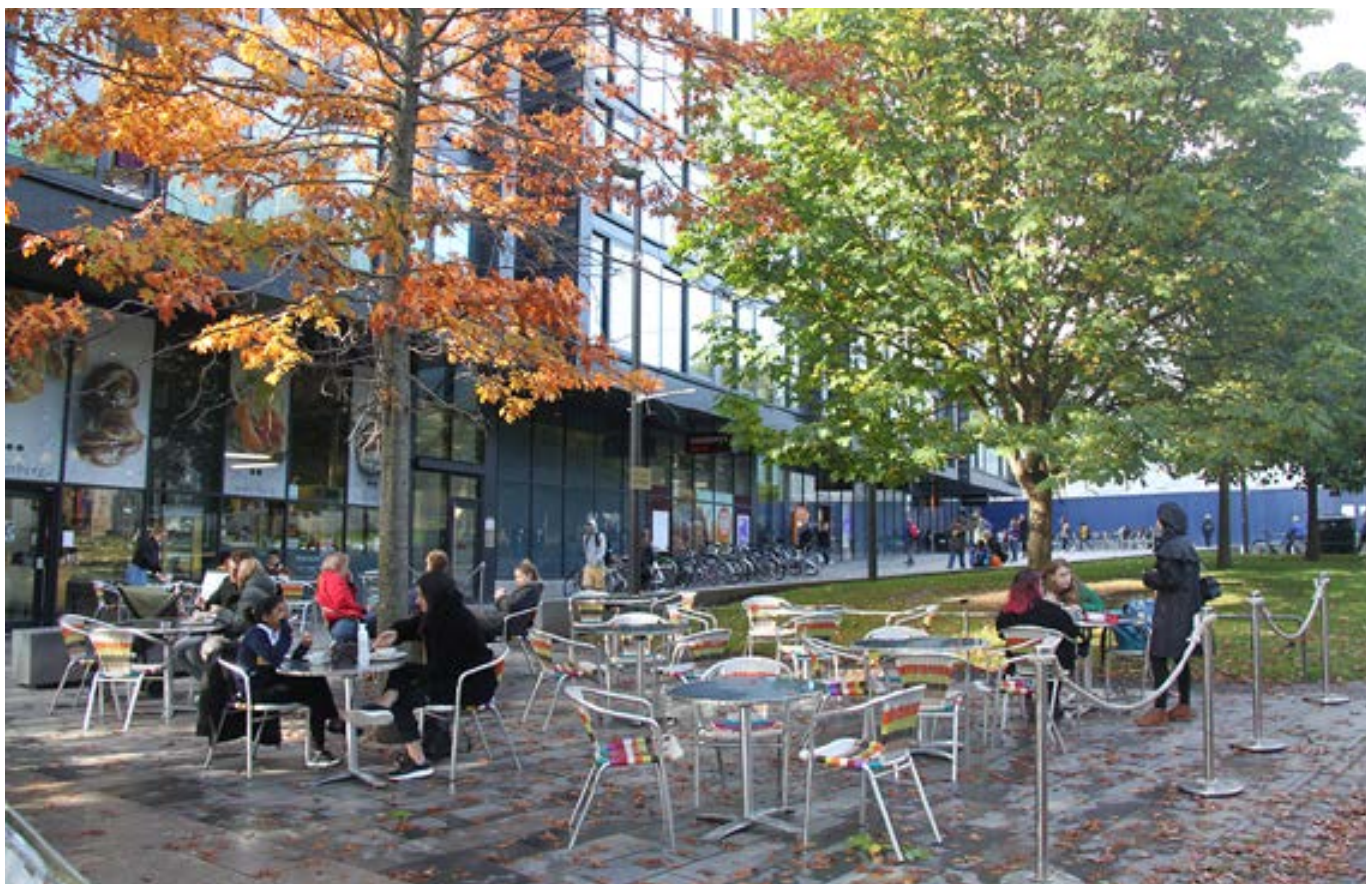
Innovative placemaking and design solutions will be required to ensure resilience to the predicted impacts of climate change. These impacts include an increase in extreme weather events such as overheating, extreme rainfall, increased average temperatures which will be similar to Paris by 2080 which will increase the Urban Heat Island effect. Permeable, vegetated surfaces to absorb rainwater, shading and cooling from vegetation will be essential parts of the solution to create liveable, resilient places and buildings. Living roofs, trees, landscaping and above ground SuDS are all essential green infrastructure components to be incorporated into resilient placemaking.

Integrating blue and green infrastructure into new and existing developments can reduce the risk of flooding and act as a buffer against noise and air emissions from vehicles, whilst providing open spaces for walking, cycling and nature.

A design process that challenges conventional ways of doing things will be key to creating successful places, particularly for new and emerging suburban areas.

Air quality has become a particular challenge in cities across the world. Considered use of design and placemaking can minimise the impacts of pollution while, at the same time, promoting spaces for walking, cycling and nature.

If the aims of this guidance are met, forthcoming developments will be more successful in the longer term - meeting the needs of all who use and experience the city.



Promoting good design

It is important to achieve the highest quality of design possible. This means committing to good quality at every stage of the design process.

Well designed developments can actively enhance the environment; manage exposure to air, noise and light pollution and reduce overall emissions. In contrast, other new developments may increase the emission of pollutants that are harmful to human health and impact on the quality of life.

Pre-application advice

The Council encourages and promotes engagement on design issues through pre-application advice.

Providing advice prior to the formal submission of a planning application can ensure that the quality

of a development is improved and certainty in the outcome can be increased for the applicant.

This process provides an opportunity to consider the development in principle and to influence its design, so that potential problems are resolved or reduced. This will avoid the need for expensive and time-consuming retrospective re-design.

Design review

The Council supports the process of design review. Depending on the size, complexity and sensitivity of the site, proposals may be referred to either Architecture + Design Scotland (the Scottish Government's advisory body on urban design matters) or the Edinburgh Urban Design Panel. This should be done at the pre-application stage.

Architectural quality and competitions

The Council's policies and guidance aim to raise the urban design quality within the city. For particularly important or sensitive sites or for some nationally important uses, architectural competitions may be the best way of ensuring the highest architectural quality.

Community and place

Good design needs to take account of community needs and community aspirations. The Review of the Planning System and the Community Empowerment Act require that the community become more involved in helping to deliver better places. Use of tools like The Place Standard show how local needs can be incorporated into development briefs and other planning processes.



View from Meadows of new housing

1. Context, placemaking and design

This chapter sets out the Council's expectations for how new development should relate to its context; a key theme throughout this document. High quality design supports the creation of good places and has a positive impact on health and wellbeing. The highest standards of design can be achieved through the factors set out in the Scottish Government's Creating Places and Designing Streets policies, to create new vibrant places which are distinctive, safe and pleasant, easy to move around, welcoming, adaptable and sustainable.

The key aims for new development are:

- **demonstrate an understanding of the unique characteristics of the city and the context within which it is located;**
- **demonstrate an understanding of the historical development of the site;**
- **reinforce its surroundings by conserving and enhancing the character and appearance of the landscape and townscape; including protecting the city's skyline and locally important views;**
- **ensure that adjacent development sites are not compromised and that there is a comprehensive approach to layout;**
- **provide appropriate densities depending on their existing characteristics;**
- **incorporate and use features worthy of retention, including natural features, buildings and views; and**
- **demonstrate a good understanding of the existing water environment on site and provide a creative response to manage future surface water.**

1.1 Appraising the site and context

Survey the site and immediate context and analyse the character of the wider landscape and townscape surrounding a development site.

Survey the existing scope of visibility and the amenity value of these views within the city and surrounding landscape.

Evaluate changes to character and views that will result from development and use the findings to inform design review and finalised proposals.

Survey and analyse the historic environment and use findings to inform design proposals.

For a proposal to respond positively to its context, it is essential that it is designed with a good understanding of its site and the surrounding area and the wider city. This will help the development of a sound and sustainable concept around which the design is structured. The Council expects the masterplan layout to be designed by a multi-disciplinary team including architects, urban designers, landscape architect, flood engineers, and historic environment professionals as appropriate. **For continuity the multi-disciplinary team should be involved from inception of the project to completion.**

Schemes with a poor understanding of context, urban form and sustainability will be refused. The design team should be aiming to provide a landscape design of the highest standard. The council would encourage proposals which meet the ‘Building with Nature ‘Excellent’ ‘standard.

Contextual evaluation should consider the impact of the proposal in terms of its physical structure: mass, density, materials, height, as well as its function and uses. Consideration should be given to whether it has a positive impact on the local community and whether that impact is local or area-wide.

Local Development Plan policies

- Des 1 - Design Quality and Context
- Des 3 - Development Design
- Des 4 - Development Design
- Des 11 - Tall Buildings
- Env 1 - World Heritage Site
- Env 6 - Conservation Areas
- Env 7 - Historic Gardens and Designed Landscapes
- Env 11 - Special Landscape Areas
- Env 17 - Pentland Hills Regional Park

Information required in a site survey and appraisal	
Landscape	Geology, topography, landform, existing vegetation, including Trees (section 3.5), use of landscape by people, historical/archaeological assets, description of local landscape character and key landscape characteristics of site and context and analysis of the above.
Ecology	Preliminary Ecological Assessment, to identify habitats and protected species within the site and opportunities for linkage with adjacent habitats. See 3.4 Biodiversity on page 106
Hydrology, drainage, services	Locations of services and utilities (above and below ground). Water features and flood extents (including culverted river courses). See 3.8 Water environment on page 120
Townscape	Listed buildings and their setting, focal points, landmarks, architectural style, feu pattern & building line, conservation area appraisals.
Streets/Movement	How the site relates to the wider network of streets, footways and cycle routes and how these streets and routes are used. Consideration at different scales: structural, layout and detail.
Views Survey	Visual Assessment (see following pages) The extent to which the site is visible, whether the site is in a protected view or other important local or city view. Whether there are views to landmark features or other important features from site.
Microclimate/Air Quality	Sunpaths for winter & summer, prevailing wind in terms of shelter of urban blocks and tree planting, aspect and micro-climate in relation to solar gain & planting proposals. Existing air quality issues.
Planning/other designations	Is the site in the World Heritage Site? The airport exclusion zone? A site of importance for nature conservation? The extent to which it meets requirements of Council’s Open Space Strategy etc.

Much of the city's built up area is defined by a traditional townscape character that creates a high quality, sustainable and vibrant urban environment. Consideration should be given to the way new buildings are inserted into the framework of the existing townscape; respecting its scale and producing architecture of the highest quality.

Architectural form and building heights must, therefore, be appropriate to location and function. The objective is to preserve and enhance the existing townscape character, and pursue the highest architectural and urban design quality, incorporating social; environmental and economic needs.

New development should be sensitive to historic character, reflect and interpret the particular quality of its surroundings, and respond to and reinforce locally distinctive patterns of development, townscape, landscape, scale, materials and quality.

New development should strengthen the context of existing conservation areas, respecting the topography, physical features, views and vistas.

There is no simple prescription for good architecture beyond the precepts of 'commodity, firmness and delight'. Good new buildings in historic settings should not merely be fashionable, but should stand the test of time. Conformity to restrictive formulae or the dressing of modern structures in traditional forms may fail to produce quality architecture. The aim is to encourage development which reflects and creatively interprets the past. Consistency and continuity is important, and new buildings should not draw attention to themselves disproportionately.

Historic environment

The historic environment includes historic buildings, townscapes, parks, gardens and designed landscapes, landscape, the layout of fields and roads, the remains of a wide range of past human activities, ancient monuments, archaeological sites and landscapes and many other features. It comprises both statutory and non-statutory designations and a range of non-designated historic assets and areas of historic interest.

Scottish Government's policies on alteration or change in the historic environment are set out in ***Scottish Planning Policy (SPP)***.

The ***Historic Environment Policy for Scotland (HEPS)*** sets out how to approach decisions in the planning system affecting the historic environment. The ***'Managing Change in the Historic Environment'*** guidance series provides best practice advice in assessing development proposals against the HEPS. The ***Interim Guidance on the Principles of Listed Building Consent*** and the ***Interim Guidance on Conservation Areas*** provides detailed guidance on the application of HEPS to applications impacting listed buildings and Conservation Areas setting out the principles that are recommended and followed in the Scottish planning system.

There are two World Heritage Sites (WHS) in the city: The Old and New Towns of Edinburgh and the Forth Bridge. These require particular consideration. ***Historic Environment Scotland's Managing Change in the Historic Environment: World Heritage*** provides advice. There are management systems in place for both World Heritage Sites to ensure that their 'Outstanding Universal Value' (OUV) is protected.

Where change may affect the OUV of the Old and New Towns of Edinburgh or the Forth Bridge WHS, consideration of cultural [and/or natural] heritage attributes should be central to planning any proposal. These should be presented early on in any general assessment (such as an Environmental Impact Assessment - EIA). Decision makers should carefully consider the weight given to heritage conservation needs. A key consideration is the threat or risk to World Heritage Site status and this should be clearly addressed in any EIA or Heritage Impact Assessment (HIA) report.

Where a statutory environmental impact assessment is required, cultural heritage sections must take account of the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage properties where the EIA relates to a World Heritage Site. A Heritage Impact Assessment (HIA) undertaken as part of an EIA in these circumstances is not additional to normal EIA requirements, but uses a different methodology which clearly focuses on OUV and attributes that convey that OUV. The requirements should be made clear at the planning or scoping stage and should take account of.

Conservation Area Character Appraisals explain the special architectural and historic interest for each of the City's conservation areas. Edinburgh also has a heritage of listed buildings. If these fall within or adjacent to proposed development their significance and setting should be surveyed and appraised.

Where a site is of known or suspected archaeological significance a programme of archaeological works will need to be agreed with the Council. As the archaeology may influence the extent of development, this should be done at the site appraisal stage. On some sites, excavations may be required.

Historic Environment Scotland's national Inventory of Gardens and Designed Landscapes in Scotland describes landscapes of national importance. Proposals should assess the impact the development will have on the Gardens and their setting. Proposals that potentially will affect local and regionally important landscapes also require assessment. Refer to guidance for the assessment of setting by *Historic Environment Scotland (HES) Managing Change in the Historic Environment: Setting* and *The Garden History Society Planning Conservation Advice Note 11 Development in the Setting of Historic Designed Landscape*.

Landscape character

Characterisation is a way to describe and understand the distinct patterns of elements which combine to create a 'sense of place', including geology, landform, soils, vegetation, land use, urban form, architectural style and experiential qualities.

A landscape character assessment can assist in defining objectives to protect, manage or restructure the landscape.

Edinburgh's unique and diverse landscape contributes to the city's identity and international renown. The landscape context is described in the *Lothians Landscape Character Assessment* and in more detail in the *Edinburgh Landscape Character Assessment*. Special Landscape Areas have been identified as being of particular quality and their Statements of Importance also provide relevant information.

These should be referred to as part of a sites landscape appraisal, helping to ensure that developments interact with their surroundings and aspire to shape high quality future landscapes.

The urban edge for example should be designed to conserve and enhance the special character of the city. See [page 14](#) for technical information and requirements.

Visual assessment

Visual assessment is a method to help understand the changes to views that would be experienced by people in the short, medium and long term should the development go ahead.

It is an essential tool to explore design options and assess the visibility of new proposals and how they will be viewed in relation to existing built and natural features.

In some instances the use of tethered balloons or scaffolding structures will be required to allow people to understand the visual impact.

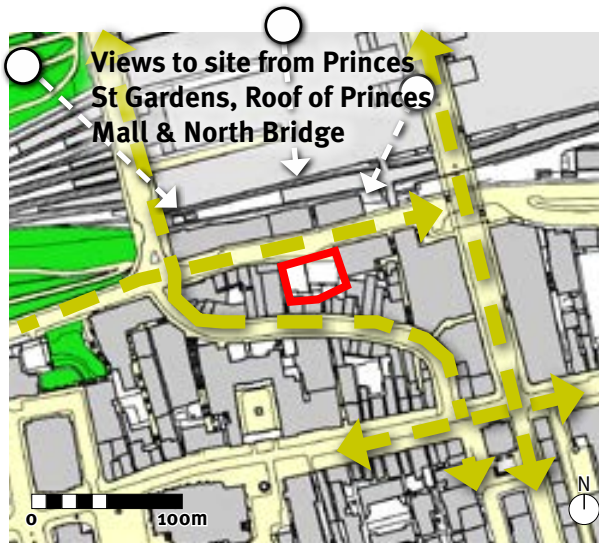
Findings should be presented in Environmental Impact Assessments, Design Statements or Landscape and Visual Appraisals and follow the approaches set out by the document 'Guidelines for Landscape and Visual Assessment' (most recent edition).

This process should identify all the views within the landscape or townscape from a range of distances and orientations from the proposed development and take into account how this will be viewed from particular vantage points. These include hill tops, paths and greenspaces, visual corridors along streets and roads, bridges and residential neighbourhoods. See [page 19 - 23](#) for technical information and requirements.

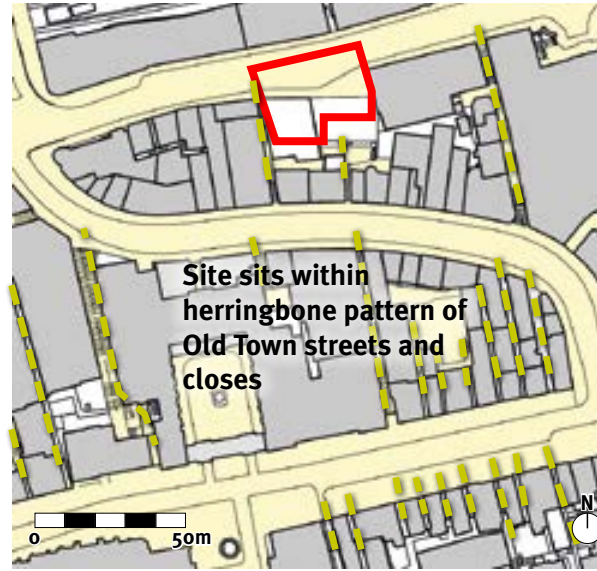


Site appraisal

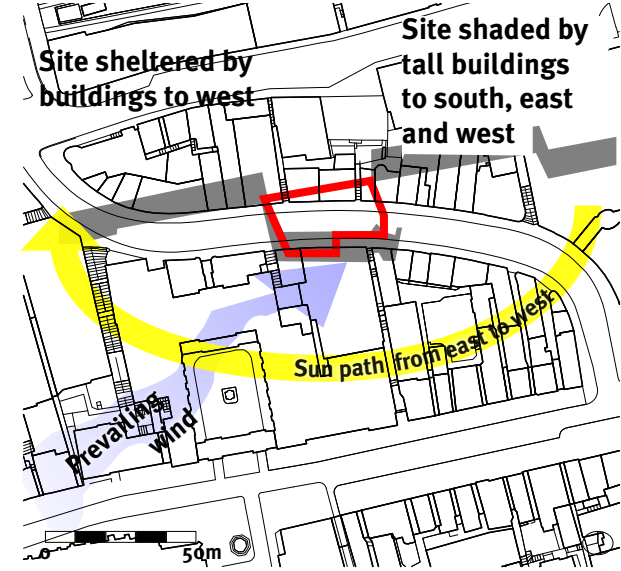
These drawings and images illustrate some of the ways a site can be appraised - in this case the gap site next to the City Art Centre. Information like this helps build up an understanding of a site - it does not prescribe the way it should be developed.



Views to site



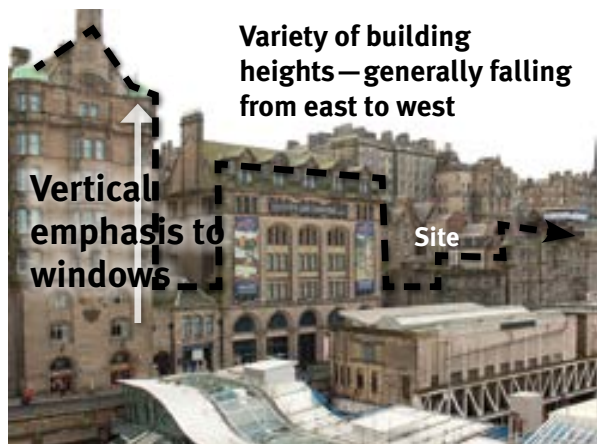
Buildings and routes



Microclimate



Important nearby features



Building heights and form



Site section

Historic Environment

Development should relate to the historic context in terms of the following principles:

- New developments should be sensitive to historic character and attain high standards in design, construction and materials.
- New buildings should be designed for a long life and soundly constructed of durable materials chosen to suit their context. They should be capable of alteration and adaptation in response to changing needs in the future.
- Historic settlement patterns, plot boundaries, pedestrian routes and enclosures should be respected, as should the form, texture, grain and general character of the site as a whole.
- Most of Edinburgh's conservation areas have a predominantly consistent design, or one which is layered and made up of diverse components, yet with an overall integrity. The consistent use of a limited range of materials for roof coverings, walls, ground surfaces, and for other elements and details, can be vital to the integrity of an area.
- New developments which impact on either of the two World Heritage Sites (WHS) should be assessed against their impacts on their Outstanding Universal Value.
- New buildings should be designed with due regard to their site and surroundings using materials that will weather and age well and settle into their place in the townscape.

- Development should remain within the range of heights of historic neighbouring properties.
- Facades should respond to the rhythm, scale and proportion of neighbouring properties.
- Development should respect the established building line.
- The density and architectural style of new development should respect the scale, form and grain of the historic context.
- Roof forms and materials should reflect the tradition of the locality.
- The use of materials should respect and strengthen local traditions, reflecting the naturally predominant material.
- Traditional means of enclosure should be provided, erecting either a wall sympathetic to the local context or railings of an appropriate design.
- Development should retain significant gaps or open spaces which contribute to the street scene or provide the setting for buildings of architectural or historic importance.
- Development should retain trees (and especially mature trees) which contribute to the character of the streetscape, backdrop and setting.
- In exceptional circumstances, where there is a gap in a formal scheme, for example, it may be appropriate to rebuild or build to a pre-existing or reconstructed design.

In assessing whether or not unlisted buildings make a positive contribution to the special architectural or historic interest of a conservation area, the following questions will be considered:

- Does the age, style, materials or any other characteristics of the building reflect those of a substantial number of other buildings in the conservation area?
- Does it relate in age, style, materials or any other historically significant way to adjacent historic buildings and contribute positively to their setting?
- Does it reflect the development of the conservation area?
- Does it have significant historic associations with the established features such as the road layout or traditional plot sizes?
- Does it have landmark quality?
- Does it reflect the traditional functional character of the area?
- Does it have significant historic associations with local people or past events?

Landscape Character

Technical checklist

Determine the relevant study area in relation to the proposed development. Agree with planning authority.

Describe and categorise the surrounding landscape and townscape based on the predominant topography, land use, eras of settlement and patterns of form, scale and enclosure. Refer to existing sources of information as necessary.

Identify sensitive receptors within the study area, such as designated sites, listed buildings and scheduled sites, existing trees and woodland and describe key characteristics of site.

Provide a succinct written appraisal assessing the landscape/townscape impact of the proposal. Describe and evaluate change to character by considering how aspects of the proposal relate to its surroundings and whether change will weaken or enhance existing character. Where relevant incorporate design mitigation measures.

Additionally, designed landscapes will require a full Historic Landscape Assessment.

Lothians Landscape Character Assessment (1998). Edinburgh Landscape Character Assessment (2010)

Historic Scotland – Conservation Plans – A Guide to the Preparation of Conservation Plans (2000)



A range of documents and techniques can be used when preparing landscape character assessments

Visual Assessment

The Landscape Institute's 'Guidelines for Landscape and Visual Impact Assessment' sets out the recognised approach. It should be read in conjunction with the Landscape Institute Advice Note 01/11— Photography and Photomontage in Landscape and Visual Assessment and Visual Representation of Wind Farms (Scottish Natural Heritage 2014). Latest guidance should also referred to including Landscape Institute Technical Guidance Note 02/17 Visual Representation of Development Proposals (March 2017) and Landscape Institute Technical Guidance Note 2/19 Residential Visual Amenity Assessment (March 2019).

The visual assessment should be undertaken by a chartered landscape architect. An assessment of city, local views and protected views will be required. Views within any cultural heritage assessments or assessments of setting should be undertaken by the landscape architect in liaison with a suitably qualified historic environment professional. The assessment of these views should be to the same standard as the visual assessment. The requirements set out in the technical checklist should be confirmed and agreed at an early stage.

Technical checklist

Map the site's visual envelope or prepare a computer generated Zone of Theoretical Visibility (ZTV).
Prepare a landscape and visual baseline report

Identify viewpoints representing different landscape and visual receptors, from a range of distances and orientations from the proposed development. There should be representative, illustrative and specific viewpoints. Any relevant protected views should be included.

Confirm the number of viewpoints and their location on a location plan and agree with the planning authority

Prepare baseline site photography using equivalent of a 50mm focal length, usually set at 1.8m level (Photography to comply with Landscape Institute Advice Note 01/11). All views should be verified.

The methodology for assessing landscape effects and visual effects should be agreed with the Planning Authority in advance. So how the susceptibility, value and sensitivity of the receptors; size, scale, duration, reversibility and magnitude of effects are to be judged needs to be clear from the outset.

Present the proposals alongside baseline photography, by means of an accurately constructed 3d CAD model. The position, massing and height of all principle built elements (and any mitigation) should be clearly indicated using photo wires, photomontages and fully rendered verifiable photomontages with accompanying annotation. Any mitigation proposals should also be shown.

'Before' and 'after' views should enable direct comparison in the field, and should, therefore, be printed at the appropriate perspective, resolution and size with details recorded on the title block.

The assessment should consider a reasonable scenario of maximum effects (worse case situation) from the selected viewpoints. This should include winter views without leaf cover. Night time views also to be considered.

Two time frames should be included – immediately after completion of the development and approximately 15years later.

Provide a written appraisal assessing the landscape and visual effects of the proposal. A final statement of likely significant landscape effects and visual effects should be provided. It is expected that any mitigation identified is included within the finalised masterplan and is implemented.



Protecting new views

The view from Edinburgh Park Station towards Arthur's Seat & the Castle (right) has similar qualities to the view towards the Castle from Carrick Knowe railway footbridge. It should be protected.



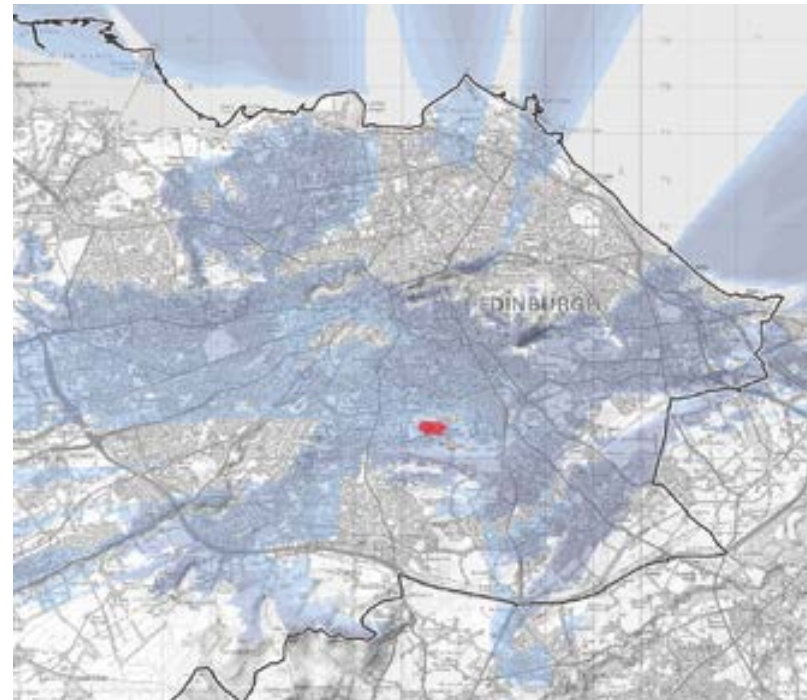
Limiting the height of buildings to maintain a view

The height of buildings in the Bio-Quarter has been limited to maintain views towards the Edmonstone ridge. This helps to reinforce the landscape setting of the city by providing visual containment contributing to the sense that Edinburgh is a compact city.



Protecting an incidental view

Although the glimpsed view to Edinburgh Castle from the West Port is not a key view, care should be taken to protect it.



Zone of theoretical visibility

Use of computer generated mapping to determine a site's zone of theoretical visibility i.e. the area across which a proposed development may have an effect on visual amenity, can inform the selection of viewpoints for visual assessment.

1.2 City skyline, tall buildings and protected views

Conserve the city's skyline, by protecting views to landmark buildings and topographical features.

Protect the setting of the Forth Bridge by protecting the characteristics of the key views.

Identify, analyse and retain other important views in relation to new development.

Local Development Plan policies

- *Des 4 - Development Design*
- *Des 11 - Tall Buildings*
- *Env 1 - World Heritage Sites*

The topography of Edinburgh has shaped the way the city has evolved. The setting of the city, between the open hills and the Firth of Forth, and the impact of volcanic hills and ridges which define the built form, create a very strong sense of place. This establishes views to and from many key features around the city and allows the city to be defined by its topography rather than the height of its buildings.

The way buildings have used the topography of the city also defines what is special about Edinburgh; with the distinctive and contrasting patterns of the Old and New Town recognised through the World Heritage Site status. In order to protect this aspect of Edinburgh's character, the city's most striking visual features and views to them from a number of public vantage points have been identified. The landmark features which are to be protected include:

- The Castle, Castle Rock and Tolbooth St John's Spire.
- Calton Hill.
- The Old Town spine.
- Arthur's Seat and the Craggs.
- The New Town.
- Coastal backdrop and Firth of Forth.
- Open Hills.
- The Forth Bridges.
- St Mary's Cathedral Spires.
- Fettes College.
- Craigmillar Castle.

Detailed guidance on protecting views of these landmark features is in Appendix C.

One mechanism for protecting the views has evolved from a study of views and skylines undertaken for the Council. Essential to implementing the guidance is an understanding of the concept of 'sky space'. Sky space is the space around the city's landmark features that will protect their integrity. Once the sky space is 'pierced' by a development, it has started to impact on a protected view. Although there is a general presumption against breaking the sky space, if a development can demonstrate that it adds to the city's skyline in a positive way and enhances the character of the city, it will be supported subject to it meeting other relevant policy considerations. It should also be noted that a development can have an adverse effect on the skyline, not by breaking the sky space, but through being too large in its built form or by failing to recognise the importance of rooftop detailing and modulation. Technical guidance is provided on the following page.



Protected skyline view of Calton Hill from west escarpment of Long Row, Whinny Hill (view no. Eo5)

Forth Bridge World Heritage Site

The Forth Bridge and its setting are also recognised as creating a very strong sense of place. The Bridge was inscribed as a World Heritage Site in July 2015, reflecting the innovation in engineering, construction and materials used to create the iconic structure, which remains in its original use. The scale and power of the Forth Bridge creates a visually dominant landmark and a number of designations around the bridge ensure that it is protected at an appropriate level.

To help further safeguard its setting, a viewshed analysis identified a total of 10 key views; four of which lie within the City of Edinburgh. The protection of these key views and their characteristics will be a key planning consideration. More information on the key viewpoints within the City of Edinburgh area is in [‘The Forth Bridge World Heritage Site: Key Viewpoints’ document](#).

In general, development in the North West and particularly in and around Queensferry and Port Edgar must take into account any possible impacts on the Forth Bridge.

The four views of the Forth Bridge from within the City of Edinburgh boundary are:

- 4 Mons Hill;
- 5 Dalmeny Water Tower;
- 6 Bankhead, Dalmeny; and
- 7 Contact and Education Centre.

Click on the map arrows to reveal further details of the viewpoint.

Other important views

It is important that other views to landmark features and important views to landscape and built features, including statues and monuments, in and around the city are also protected.

New views can be incorporated within new development.

The following pages set out the Council’s expectations for incorporating existing views.

Tall buildings

Edinburgh’s skyline is composed of tall slender, elegant objects which when viewed against the topography, give the city its unique character and identity. Any proposed tall structure will have to emulate these attributes in terms of slenderness, proportions and elegance. This is to ensure that they could be viewed as complementary to the existing situation.

Proposals for higher buildings will need to take into account the scale of surrounding buildings as well as their potential impact on protected views. More guidance on height and form is provided in section 2.1 on [page 44](#).



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Assessing the impact on key views

The bottom of the sky space can be measured and is calculated from Ordnance Datum, so once the height of any proposed development is known, it will be possible to assess its impact on any feature in the city by the extent to which it pierces the bottom of the sky space.

Each feature listed has different sky space around it depending on the nature of the feature. The amount of sky space around a feature will be sufficient, not just to protect a view of the feature, but to protect its context or setting. In some cases, the sky space can be accurately defined, whilst in others, it will be more of a matter of judgement. Views to the landmark features from any key view are in the form of view cones. The diagram to the right illustrates how view cones take account of topography and how proposals in different parts of the view cone might impact on a particular view.


Impacts on key views will vary depending on the nature of what needs to be protected in the key view itself, the location of the proposal and its height and form. Explaining in detail all circumstances in which the key views can be affected is beyond the scope of this guidance. However, it is possible to highlight some issues;

- Some areas are more sensitive to even small increases in height in relation to existing development due to their prominence in key views and exposure to sky space. An example of this is development in the area between Princes Street and Queen Street, where even the addition of an extra storey could impact upon views.
- In other areas, there may be scope for taller buildings but care needs to be taken that impacts on key views are fully considered. For example, some parts of the Port of Leith may have the capacity for buildings that will exceed building heights typical of the immediate context. However, these areas may be very near parts of the docks within which similar development could have an adverse effect. An assessment of the suitability of these or any other proposed locations for high buildings, in terms of their contribution to the strategic development of the city, will be required.

View information sheet

Each key view is referenced and has an associated information sheet which sets out the parameters of the view cone and includes a photograph of the view being protected.

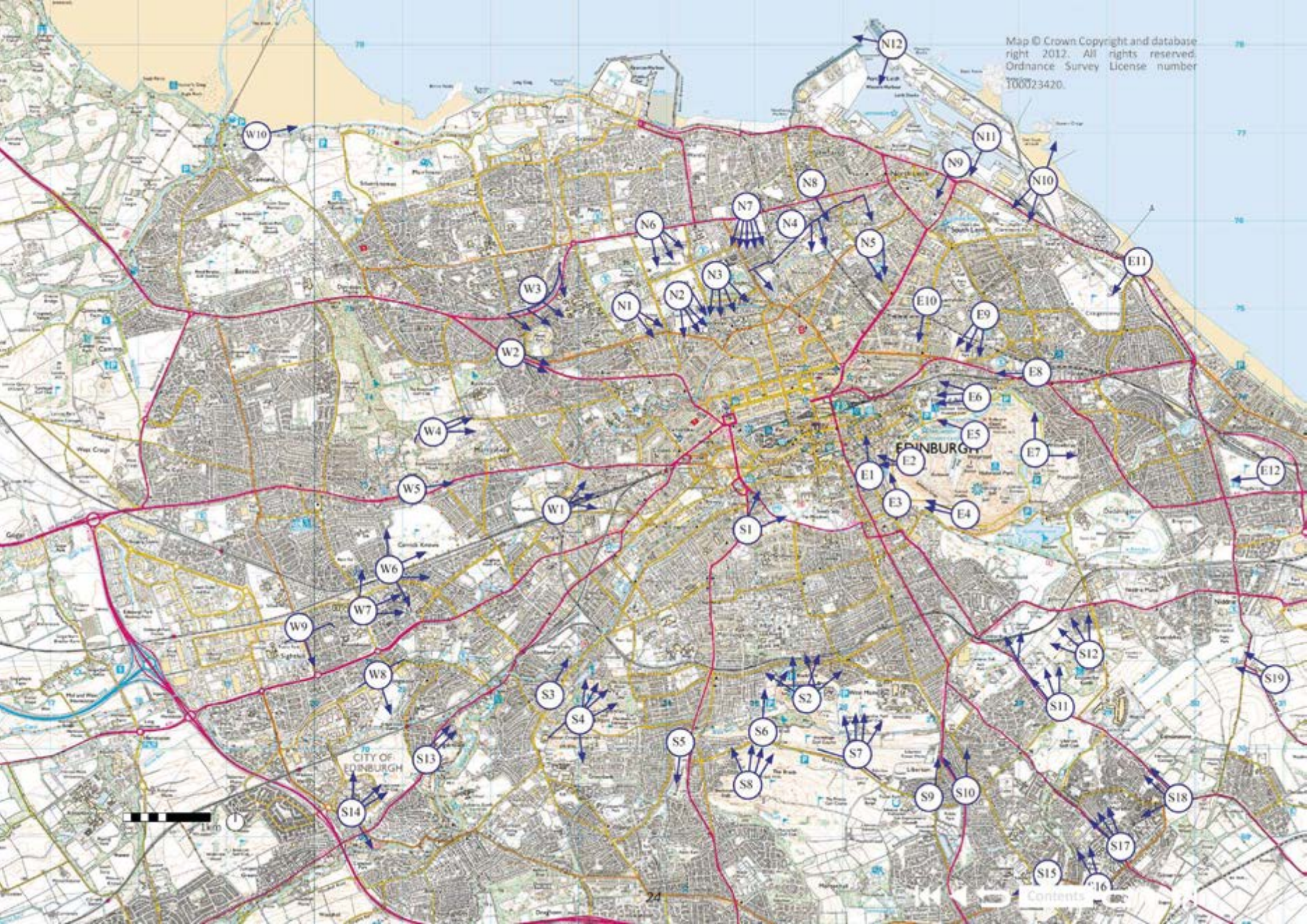
Key views that are to be protected are set out on the following pages, click on the links to view the information sheet. The key views are to be kept under review.



Reference point	Estimated height mAOD	Notes	
view	A1	122 G L	lower level north rampart
	A2	133 G L	upper level north rampart
skyline	B	90	significant base of wooded hill below Monuments
	C	90	
backdrop	D		steep downward sightline, particularly from upper ramparts, brings shoreline into view beyond Calton Hill on either side, to north beyond Balmoral hotel tower; hill screens sea from central part of backdrop, but sight line is downwards
	E		

Calton Hill from the Castle ramparts View No. C1a
 CITY OF EDINBURGH SKYLINE STUDY February 2009

View information sheet



List of Protected Skyline Views in the North of the City

- N1a Carrington Road - Arthur's Seat
- N1b Carrington Road - Charlotte Square dome, Castle & Hub spire
- N2a Inverleith Park - Arthur's Seat
- N2b Inverleith Park - Charlotte Square dome, Castle & Hub spire
- N2c Botanic Gardens, west gate - along Arboretum Place to Castle
- N2d Inverleith Park - St Mary's spires and west Edinburgh skyline
- N3a Botanic Gardens - Arthur's Seat
- N3b Botanic Gardens, in front of Inverleith House - Castle, Hub spire and Charlotte Square dome
- N3c Botanic Gardens - Pentland Hills
- N3d Botanic Gardens, in front of Inverleith House - St Mary's spires
- N4a Eildon Road - Arthur's Seat
- N4b South Fort Street - Salisbury Crags
- N4c Newhaven Road and Warriston Path - Calton Hill
- N5a Pilrig Park and Pilrig Street - Arthur's Street
- N5b Pilrig Park - Calton Hill
- N6a Ferry Road & Merchant Maiden Playing fields - Arthur's Seat
- N6b Ferry Road at Merchant Maiden Playing Fields - Castle, Hub spire and Charlotte Square dome
- N6c Ferry Road at Merchant Maiden Playing Fields - St Mary's spires
- N7a Ferry Road at Goldenacre - Arthur's Seat
- N7b Ferry Road at Goldenacre - Salisbury Crags
- N7c Ferry Road at Goldenacre - Pentland Hills
- N7d Ferry Road at Goldenacre - St Mary's spires
- N7e Ferry Road opposite Clark Road and Eildon Street - Castle and Old Town skyline
- N8 Newhaven Road and Victoria Park - Arthur's Seat
- N9 Constitution Street, north end - Calton Hill monuments
- N10a Inchkeith Island, Arthur's Seat - Arthur's Seat, Inchkeith Island
- N10b Leith Docks - Calton Hill
- N11a Leith Docks - Arthur's Seat
- N11b Leith Docks - Calton Hill and Hub spire
- N12a Leith Docks, west end - Castle and Hub spire
- N12b Leith Docks, west end - Forth Bridge

List of Protected Skyline Views in the West of the City

- W1a Western Approach Road raised bridge - St Mary's spires
- W1b Western Approach Road raised bridge - Castle
- W1c Western Approach Road raised bridge - Arthur's Seat
- W2a Queensferry Road, west of Craighleith Road junction - Castle and Arthur's Seat
- W2b Queensferry Road, west of Craighleith Road junction - St Mary's spires
- W3a Telford Road, east of old railway bridge - Arthur's Seat
- W3b Telford Road, near old railway bridge - Castle and Hub spire
- W3c Telford Road, old railway bridge - St Mary's spires
- W3d Telford Road - Pentland Hills
- W4a Corstorphine Hill - Calton Hill and New Town Monuments

- W4b Corstorphine Hill, south east end - Castle and Arthur's Seat
- W5 Corstorphine Road, south of Zoo - Castle & St Mary's spires
- W6a Carrick Knowe railway footbridge - Corstorphine Hill
- W6b Carrick Knowe railway footbridge - St Mary's spires
- W6c Carrick Knowe railway footbridge - Castle
- W6d Carrick Knowe railway footbridge - Arthur's Seat
- W6e Carrick Knowe - Pentland Hills
- W7a Saughton Road south of railway bridge
- W7b Saughton Road, south of railway - Castle and Hub spire
- W7c Playing field east of Broomhouse Community Centre - Arthur's Seat
- W8 Longstone - Pentland Hills
- W9 Sighthill and Broomhouse - Pentland Hills
- W10 Cramond foreshore looking east

List of Protected Skyline Views in the East of the City

- E1a Pleasance - Salisbury Crags
- E1b Pleasance Calton Hill
- E2a Salisbury Crags, south side - Pentland Hills
- E2b Salisbury Crags, Radical Road - St Mary's spires, Castle, Hub spire
- E2c Salisbury Crags, Radical Road - Corstorphine Hill
- E2d Salisbury Crags, Radical Road - Calton Hill
- E3 Queen's Drive - Calton Hill
- E4a Queen's Drive, Powderhouse Corner - St Mary's spires
- E4b Queen's Drive, Powderhouse Corner - Castle and Hub spire
- E5 Holyrood Park, Whinny Hill, Lonw Row - Calton Hill
- E6a Holyrood Park, Meadowbank Lawn - Castle and Old Town
- E6b Holyrood Park, St Anthony's Chapel - Castle and Old Town
- E6c Holyrood Park, Meadowbank Lawn and St Anthony's Chapel - Calton Hill
- E7a Holyrood Park, Dunsapie Loch - the sea
- E7b Holyrood Park, Dunsapie Loch - Inchkeith Island
- E8 London Road, Meadowbank - Calton Hill
- E9a Lochend Park, upper level and Lochend Road South - Arthur's Seat
- E9b Lochend Park - Arthur's Seat and Salisbury Crags
- E9c Lochend Park, upper level - Calton Hill
- E10 Easter Road - Salisbury Crags
- E11 Seafield Road, Craigtinny - Arthur's Seat
- E12 Magdalene Field - Arthur's Seat

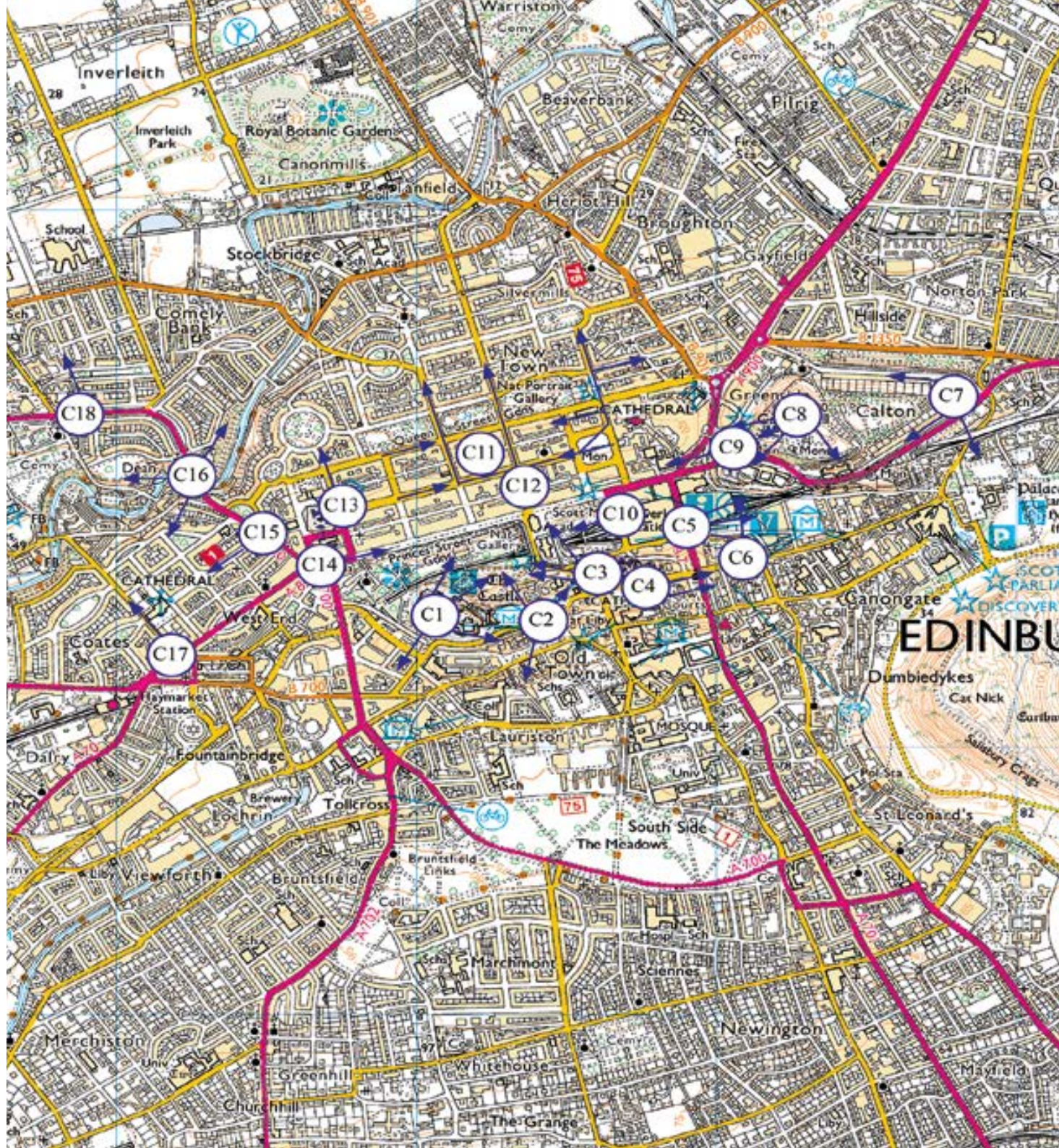
List of Protected Skyline Views in the South of the City

- S1a Bruntsfield Place - Castle
- S1b Bruntsfield Links, south side - Castle
- S1c Bruntsfield Links and Meadows - Arthur's Seat & Salisbury Crags
- S2a Blackford Hill crest - Castle, spires and Firth of Forth
- S2b Blackford Hill, Royal Observatory - Castle, spires & Firth of Forth
- S2c Blackford Hill - the sea with Inchkeith Island
- S2d Blackford Hill - Arthur's Seat and Salisbury Crags
- S2e Midmar Drive - Arthur's Seat and Salisbury Crags
- S2f Blackford Hill Crest - Corstorphine Hill

- S3 Colinton Road - St Mary's spires
- S4a Craiglockhart Hills - St Mary's spires
- S4b Wester and Easter Craiglockhart Hills - Castle and Hub spire
- S4c Wester Craiglockhart Hill - Salisbury Crags
- S4d Wester Craiglockhart Hill - Arthur's Seat and sea
- S4e Craiglockhart Hills - Pentland Hills
- S5 Braidburn Valley Pentland Hills
- S6 Braid Hills Drive West - Castle, Hub spire & Barclay Church spire
- S7a Braid Hills Drive East - Castle, Hub spire & distant mountains
- S7b Braid Hills Drive, east end - Calton Hill
- S7c Braid Hills Drive, east end - the sea
- S7d Braid Hills Drive, east end - Arthur's Seat and Salisbury Crags
- S7e Braid Hills Drive, east end - Pentland Hills
- S8a Buckstone Snab - Castle, Firth of Forth and distant hills
- S8b Buckstone Snab - the sea
- S8c Buckstone Snab - Arthur's Seat
- S8d Buckstone Snab - Corstorphine Hill
- S9 Liberton Drive along Alnwick Hill Road to Arthur's Seat
- S10a Liberton Cemetery - Arthur's Seat and Salisbury Crags
- S10b Junction of Liberton Brae and Kirkgate - Castle
- S11a Old Dalkeith Road, by Craigmillar Castle - Castle
- S11b Old Dalkeith Road, by Cameron Toll - Salisbury Crags
- S11c Old Dalkeith Road, south of Cameron Toll - Arthur's Seat and Salisbury Crags
- S12a Craigmillar Castle - Inchkeith Island
- S12b Craigmillar Castle, upper battlements - Castle and Hub spire
- S12c Craigmillar Castle - Salisbury Crags
- S12d Craigmillar Castle - Arthur's Seat
- S13a Lanark Road, Dovecot Park - St Mary's spires
- S13b Lanark Road, Dovecot Park - Castle and Hub spire
- S14a Clovenstone Community Woodlands - Corstorphine Hill
- S14b Clovenstone Community Woodlands, west side - St Mary's spires
- S14c Clovenstone Community Woodlands, west side - Castle and Hub spire
- S14d Clovenstone Community Woodlands - Pentland Hills
- S15 Captain's Road - Pentland Hills
- S16a Hyvots Bank, Gilmerton Dykes - Castle and Hub spire
- S16b Gilmerton Dykes Street - Arthur's Seat and Salisbury Crags
- S17a Gilmerton Road, near junction with Ferniehill Road - Castle and Hub spire
- S17b Gilmerton Road - Salisbury Crags
- S17c Gilmerton Road - Arthur's Seat
- S18a Junction of Old Dalkeith Road and Ferniehill Road and Moredun Park Road - Castle and Hub spire
- S18b Moredun Park Road - Arthur's Seat and Salisbury Crags
- S18c Ferniehill Road, east end - Pentland Hills
- S19 A68, near Wester Cowden - Castle, Hub spire and Old Town
- S20 A68, near Wester Cowden - Arthur's Seat

List of Protected Skyline Views in and around the City Centre

- C1a Castle Ramparts - Calton Hill
- C1b Castle Ramparts - Inchkeith Island
- C1c Castle Ramparts - Arthur's Seat
- C1d Castle Ramparts - Pentland Hills
- C2a Camera Obscura - Calton Hill
- C2b Camera Obscura and Castle Esplanade - Pentland Hills
- C2c Junction of Ramsay Lane and Castlehill - Firth of Forth
- C3a North Bank Street - Corstorphine Hill
- C3b Milne's Close - Firth of Forth
- C4a Royal Mile, Lawnmarket - the sea
- C4b Royal Mile, North/South Bridge junction - the sea
- C5a North Bridge - Calton Hill
- C5b North Bridge - Firth of Forth
- C5c North Bridge - Salisbury Crags
- C6 Jeffrey Street and Cranston Street - Calton Burial Ground monuments
- C7a Waterloo Place and Regent Terrace - Arthur's Seat and Salisbury Crags
- C7b Carlton Terrace Tron spire - along Regent Terrace
- C7c Royal Terrace, east end - Greenside church tower
- C8a Calton Hill - Arthur's Seat and Salisbury Crags
- C8b Calton Hill - Pentland Hills
- C8c Calton Hill - Castle, Hub spire, St Giles crown and Tron spire
- C8d Calton Hill - along Princes Street
- C9 Waterloo Place and Princes Street - St Mary's spires
- C11a Junction of Queen Street and North Castle Street - east along Queen Street
- C11b Junction of Queen Street and Dublin Street - west along Queen Street
- C11c Dublin Street - east along Albany Street
- C11d Junction of George Street and Frederick Street - east to St Andrew Square column
- C11e Junction of George Street and Frederick Street - west along George Street
- C12 East half of George Street - Firth of Forth Central
- C13 George Street at Charlotte Square - Firth of Forth
- C14 Princes Street - Calton Hill
- C15 Queensferry Street - along Melville Street to St Mary's spires
- C16a Dean Bridge - north to Rhema church tower
- C16b Dean Bridge - Firth of Forth
- C16c Dean Bridge south-west view
- C16d Dean Bridge - Corstorphine Hill and Dean Gallery towers
- C17 West Maitland Street - along Palmerson Place
- C18 Queensferry - Road Fettes College

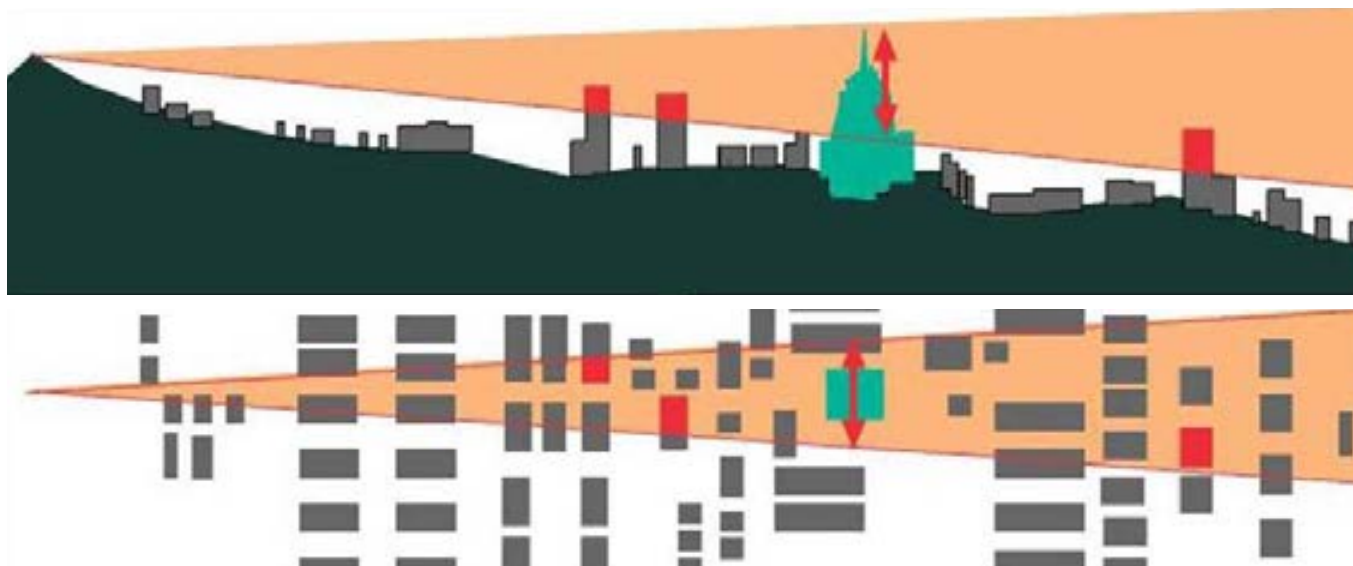


Tall Buildings

The design of any high building will be of exceptional quality and it must demonstrate an understanding of its context and impact. This should be presented in a townscape and visual impact assessment. The application should be accompanied by:

- Level information (AOD ground levels and proposed heights);
- An analysis of the context including a strategic justification for the proposed location;
- Environmental modelling that addresses pedestrian wind safety issues related to;
 - Wind force (relative velocities related to a base line study of surrounding area).
 - Wind safety (turbulence, suction, lift).
 - Thermal comfort (Wind chill).
 - Noise level.
 - Air quality.
 - Streetscape aesthetics (impact of any mitigating measures).

- Photomontages showing the impact of the proposal on key views.
- A helium balloon test may be required, where the true height of the building is described by a series of markers attached to a cable suspended by a balloon filled with helium, so that a true understanding of the impact on the surrounding area can be gained.
- A statement demonstrating that there is an understanding of the impact of the development and showing how the development enhances its context.



The concept of view cones and sky space

This diagram shows that depending on a building's position, its height and the topography surrounding, elements of a development (shown in red) can impact on the sky space around a landmark building or feature. Note that the sky space sits to the side, above and below the landmark feature.

1.3 Assessments and statement

Design and Access Statements are expected for all major planning applications as well as other significant or complex proposals.

Design statements are expected for some local planning applications.

An Environmental Impact Assessment (EIA) will be required for applications with significant environmental impacts.

Landscape and visual Appraisal/Assessments will be required for most applications. The extent of the assessment will be dependent on the scale and location of the development.

A Conservation Plan, Historic Landscape Assessment and Assessment of the Setting of Listed Buildings, or Assessment on the Outstanding Universal Value (OUV) of a World Heritage Site will be required when proposals include the historic environment.

Local Development Plan policies

- *Des 1 - Design Quality and Context*
- *Env1 - World Heritage Sites*
- *Env 6 - Conservation Areas*
- *Env 7 - Historic Gardens and Designed Landscapes*
- *Env 8 - Protection of Important Remains*

All development should communicate the visual and landscape/townscape change by the use of appraisals or assessments. The appraisal required depends on the scale and context of the change. In certain local applications this will be a stand alone document, in other cases this assessment will be within a design statement. Where Design and Access Statements are required the landscape and visual information should normally be in a stand alone document. For development with a significant visual or landscape/environmental impact, the findings should be presented in an Environmental Impact Assessment.

The appraisal should show existing views, and existing natural and built features. Sections 1.6, 1.7 and 1.8 set out the Council's expectations for these matters.

Key townscape principles, such as height, form, scale, spatial structure and use of materials are set out in the Designing Buildings chapter.

The different appraisals include:

Design Statements

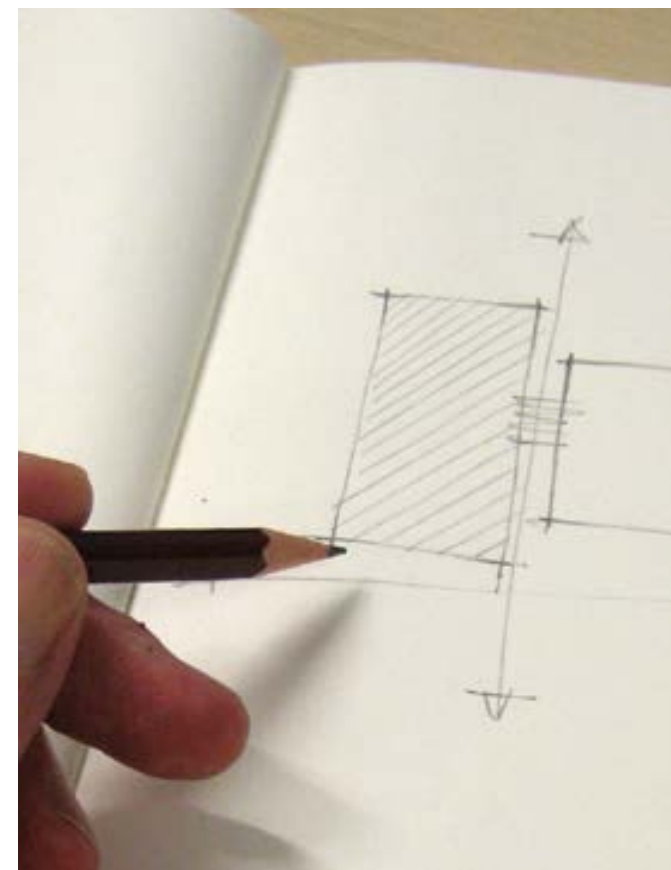
Design statements are required for local developments in the following areas:

- the World Heritage Sites;
- a conservation area;
- a historic garden or designed landscape;
- the site of a scheduled ancient monument; and
- the curtilage of a category 'A' listed building.

Design Statements are not required for:

- development of existing dwelling houses;
- changes of use; and
- applications for planning permission in principle.

Planning Advice Note (PAN) 68 - Design Statements shows how to prepare a design statement. Key headings are set out in the table overleaf.



Design and Access Statements

Design and Access Statements will be expected for all major planning applications as well as complex or significant local planning applications.

The Design and Access Statements are the same as a Design Statement except that they include a section about how issues relating to access to the development for people with disabilities have been addressed. The statement must explain the policy or approach in relation to adopted access. The table below sets out the requirements.

The Edinburgh Access Panel advises on how to improve accessibility for people with disabilities in the built environment. Its advice should be sought early in the design process.

Proposals within a WHS will require an assessment. The extent of this should be agreed with the planning authority, however it will usually be within an EIA for large complex developments. Views presented to explain impacts on the Outstanding Universal Values should follow the guidance in section 1.1 visual assessment.

Sites which contain listed buildings will require an assessment of the setting of the listed building. This should include an assessment of the landscape setting if appropriate, identifying key characteristics and views that create the character and define the

setting. This should be presented following Historic Environment Scotland's advice. The location of the assessment should be agreed with the Planning Authority. Section 1.1 sets out the Council's expectations for positioning new development within historic sites.

For sites listed in Historic Scotland's national Inventory of Gardens and Designed Landscapes in Scotland, or the Council's local survey records, a historic landscape assessment written by a chartered landscape architect should be submitted.

Where a Conservation Plan is required these should be written by an accredited Conservation Architect or Architectural Historian and should set out the important characteristics and evolution of the buildings and the landscape.

Information required in a Design Statement	
Background information	Name of scheme; Name of applicant; Name of architect/developer/urban designers/ etc. Description of client brief; Date.
Site details	Location and site plan; Description; History including planning history; Ownership.
Site and area appraisals	See section 1.1
Policy context	Relationship of proposal to national and local planning policies and guidance.
Public involvement	Outcome of consultation and public involvement.
Programme	How will the project be phased?
Concept	Diagrams illustrating key concepts and ideas that underpin the proposal.
Design solution	An explanation of the design solution, including site layout and parking provisions, and how the solution has taken account of factors above, including, site and area appraisal, policy context, public involvement and concept.

Information required in an Access Statement	
Policies	It must explain how policies relating to access in the Local Development Plan have been taken into account.
Specific issues	Identify specific issues which might affect access to the development for disabled people. This should explain how the applicant's policy / approach adopted in relation to access fits into the design process.
Access to and through the site	Developers should consider setting out in the statement how access arrangements make provision both to and through the site to ensure users have equal and convenient access.
Maintenance	It must describe how features which ensure access to the development for disabled people will be maintained. The publication Designing Places notes that the arrangements for long-term management and maintenance are as important as the actual design. Therefore, issues regarding maintenance will help inform the planning authority in coming to a view on how best, possibly through agreements or conditions, such features are to be maintained in the long term.
Consultation	It must state what, if any, consultation has been undertaken on issues relating to access to the development for disabled people and what account has been taken of the outcome of any such consultation.

1.4 Coordinate development

- **Have a comprehensive approach to development and regeneration.**
- **Comply with development frameworks or master plans that have been approved by the Council.**
- **Develop masterplans with urban designers/ landscape architects in a multi-disciplinary team.**
- **On larger sites, prepare and adhere to masterplans that integrate with the surrounding network of streets, spaces and services.**
- **On smaller sites, make connections to surrounding streets and spaces.**

Local Development Plan policies

- *Des 2 - Co-ordinated Development*
- *Des 3 - Development Design – Incorporating and Enhancing Existing and Potential Features*
- *Des 4 – Development Design – Impact on Setting*
- *Des 7 - Layout Design*
- *Des 9 – Urban Edge Development*

A comprehensive approach to development is important, if well designed and cohesive networks of streets and spaces (including the green/blue network ([section 3.1](#))) are to be created. This is particularly important on sites which could be large enough to become neighbourhoods in their own right. Where appropriate the Council will develop Place Briefs in consultation with local communities which will set out key principles to inform the preparation of a masterplan.

Where a master plan is prepared it must demonstrate a sound understanding of key issues and opportunities based on an analysis of the wider site context, its setting and its history. In sensitive settings, including urban edge development, this analysis must include a heritage and/or landscape appraisal that examines potential capacity for development on the site and identifies measures to avoid negative impact. The masterplan should support the creation or expansion of integrated, mixed-use neighbourhoods that combine residential, employment, commercial and community uses with easy access to facilities, services and good public transport connections. It must provide a robust development framework for efficient land use, connectivity, urban design, landscape/open space design, built form, infrastructure and service provision.

A comprehensive approach to development is also important with smaller developments, where there is a possibility that neighbouring sites will be developed in the future. Applicants may be asked to demonstrate sketch layouts of how neighbouring sites could be developed. This will help ensure that

the future development of neighbouring sites is not compromised.

It is expected that proposals, including masterplans, will comply with the principles in this guidance and be prepared by a multidisciplinary team of consultants including architects, urban designers, landscape architects, flood engineers and historic environment professionals. It requires that streets must consider place before movement—a key part of establishing suitable urban layouts. An important aspect of this is to create streets and spaces that reflect the unique character and distinctiveness of Edinburgh. The Council wants new development to provide streets and spaces that are attractive for all potential users of them.

Opportunities for travel should be prioritised in the order of walking, cycling, public transport, then car, and should ensure equal access opportunities for people with disabilities. Design considerations should therefore reflect this user group hierarchy, by giving particular focus to the individual needs of pedestrians, cyclists and disabled people, while avoiding a ‘one size fits all’ approach to design.



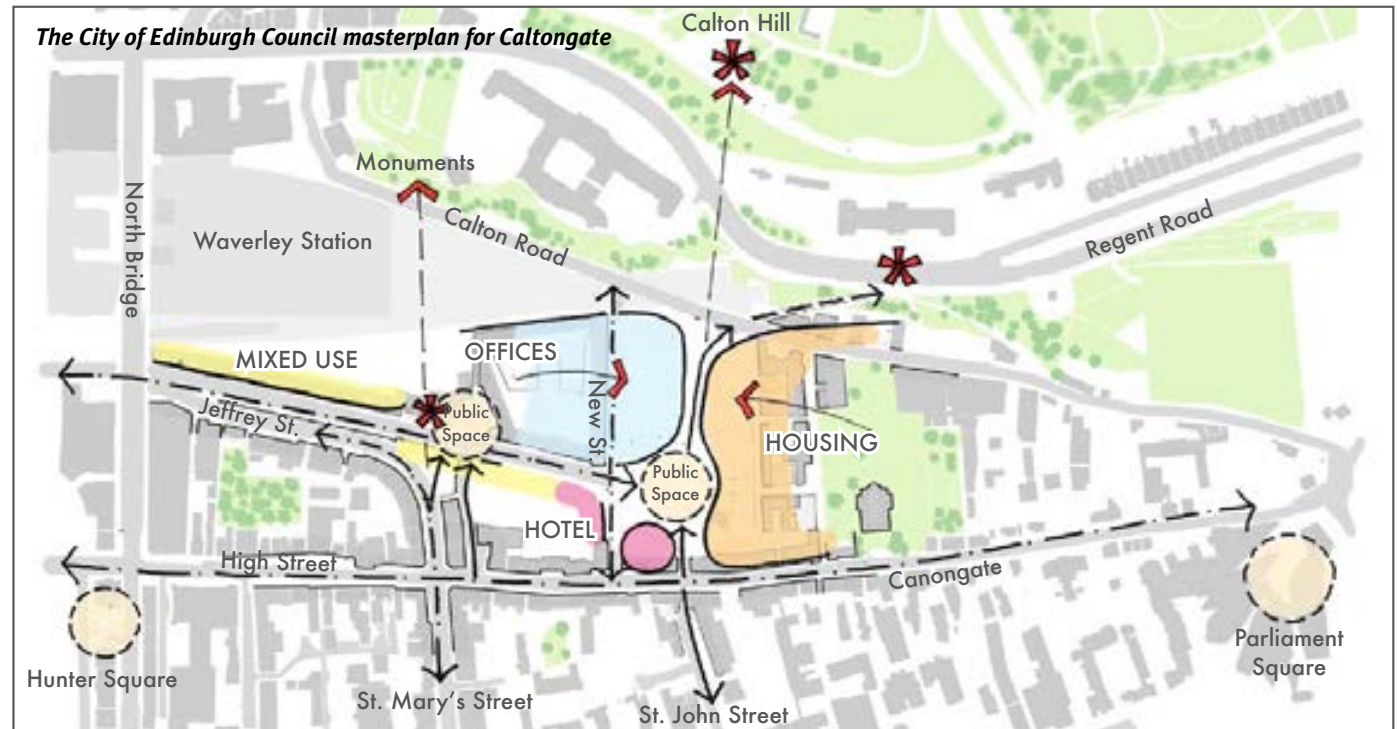
Maintaining development potential

This new tenement housing development will allow the neighbouring land and buildings including the drive through restaurant to be redeveloped in a similar pattern. This will help create a cohesive network of streets.

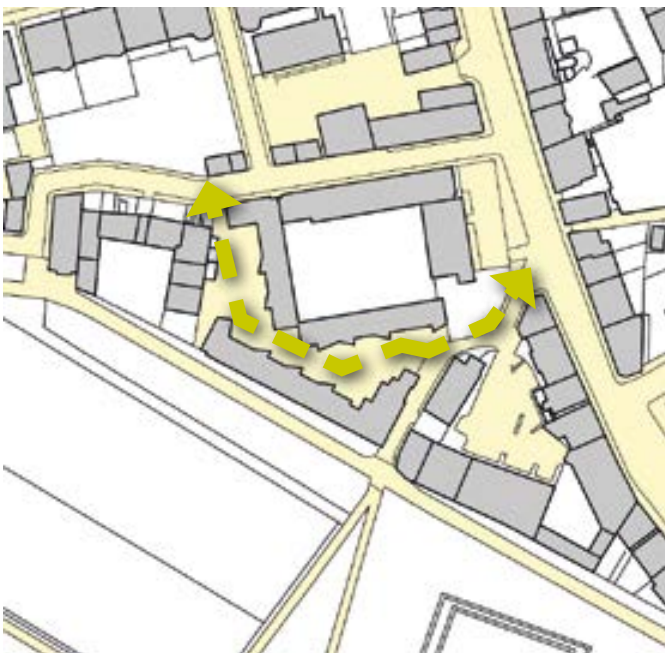
Creating a masterplan and following it

The City of Edinburgh Council masterplan for Caltongate published in 2006 is reaching the last stages of development with new office space, hotels, restaurants, and public spaces all having been built and new housing currently under construction.

The masterplan set principles for heights, roofscape, views and vistas to respond to the sensitive built heritage of Edinburgh's Old Town and included detailed guidance on new public spaces to be created. The resulting development is a modern response which sits successfully within the historically important setting with new streets and public spaces which knit well into the traditional pattern of vennels and squares.



New public realm and link created between Canongate and Calton Road (the building on the right is still under construction).



Shared surface for new student housing—Boroughloch

Because there is very little need for car parking and, therefore, access for cars, this development was able to be designed around a shared surface street. Due to the limited amount of vehicles and the fact it is well overlooked, it is attractive for pedestrians and cyclists.

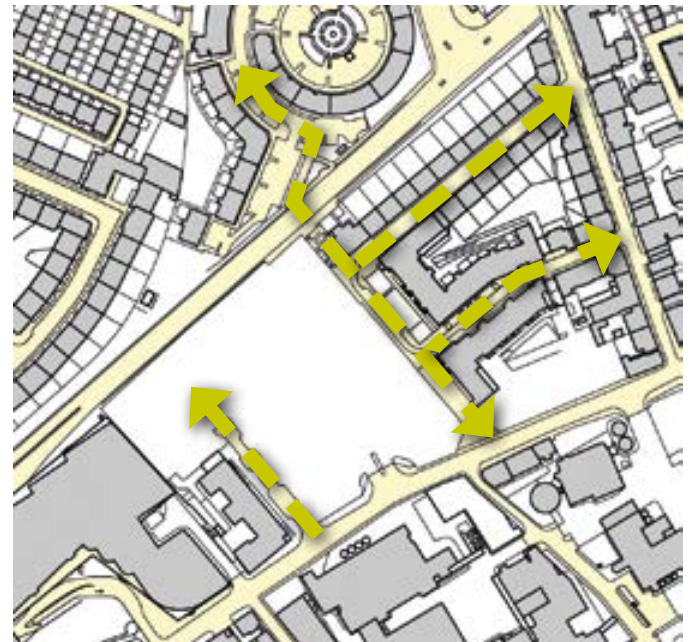
Making connections to roads and cycle routes

This development was built on the site of a former suburban station. It makes connections to the cycle route and the roads at each end of it.

Bridge for pedestrians and cyclists—Westfield Avenue

This new bridge connects the development to the Water of Leith Walkway and areas beyond.

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Shared surface in housing—Cakemuir Gardens.

The houses come right up to the edge of the carriageway. The tight space that results means that motor vehicles have to move around slowly. This helps make the space safe for pedestrians and children playing.

Pedestrian route in the city centre—Multrees Walk

This shopping and office development creates an attractive street. The shops and little square within it make it an interesting space to pass through. The Council will seek to make more routes like this where opportunities arise.

Connections outside the city centre—Brandfield St.

An important new connection has been made through the former brewery site. It is made as accessible as possible by the inclusion of the ramp. Landscape and overlooking contribute to its attractiveness.

1.5 Density

Increased density can be achieved on sites where the surrounding density is lower provided that:

- there is a strong urban design rationale for the increase in density; and
- the increased density would not have an adverse impact on neighbouring amenity or valuable natural heritage features.

Local Development Plan policies

- Hou 4 - Housing Density

High density development helps Edinburgh be a compact and vibrant city. Having higher densities allows land to be used more efficiently, helps regeneration and minimises the amount of greenfield land being taken for development. Higher densities also help maintain the vitality and viability of local services and facilities such as schools and local shops, and encourage the effective provision of public transport. They can also make the provision of district heat networks more viable - helping to achieve targets to decarbonise heat.

New development should achieve a density that is appropriate to the immediate site conditions and to the neighbourhood. This is particularly important in Victorian and Edwardian villa areas. Here the form of any new building and its positioning should reflect the spatial characteristics, building forms and heights within the area. Back-land development must be designed to ensure that any proposed building is subservient to surrounding buildings and it does not have an adverse impact on spatial character.

The appropriateness of high density housing to a particular site will depend on site context and on the way in which the development addresses the issues of open space (including impacts on landscape character and trees), unit mix, daylight, sunlight, privacy, outlook, house type, car parking requirements, waste management and the design and site layout of the development itself. Density should be a product of design, rather than a determinant of design. Where there is a failure to meet the Council's expectations in relation to these factors, this would indicate that the proposed density is too high and that the quantity of development on the site should be reduced or the design re-configured.

Where appropriate, higher density low rise building types like colony housing, or terraced housing could be inserted into some low density/low rise areas without adverse impact on amenity or character. There can be a rationale for a modest increase in building



Density in suburbia

In these examples, the street layout is similar. The left hand example has fewer houses and so is less dense. The Council encourages the approach on the right hand side where there is a mix of terraced and semi detached houses. The right hand layout is more likely to help sustain services such as shops and public transport since there will be more people to use them.

heights (and density) at nodes such as transport intersections of arterial and other significant roads, as the change in height can help signal the importance of the location and assist navigation.

High density development is encouraged where there is, or it is proposed to be, good access to a full range of neighbourhood facilities, including immediate access to the public transport network (i.e. within 500m of development). The map on the following page illustrates where these areas are within Edinburgh.

In new suburban developments, the Council encourages the efficient use of land and a mix of housing types. Introducing housing types such as flats, colonies, four in a block, terraces, mews houses and townhouses can help to increase densities on sites that are otherwise designed for detached and semi-detached housing.





Terraced housing—Wauchope Terrace

Terraced housing is one way of delivering houses with front doors and back gardens that makes efficient use of land.



Mixing houses and flats—Fala Place

Having a mix of houses and flats helps to create a range of dwelling types—which improves social sustainability—and makes good use of land.

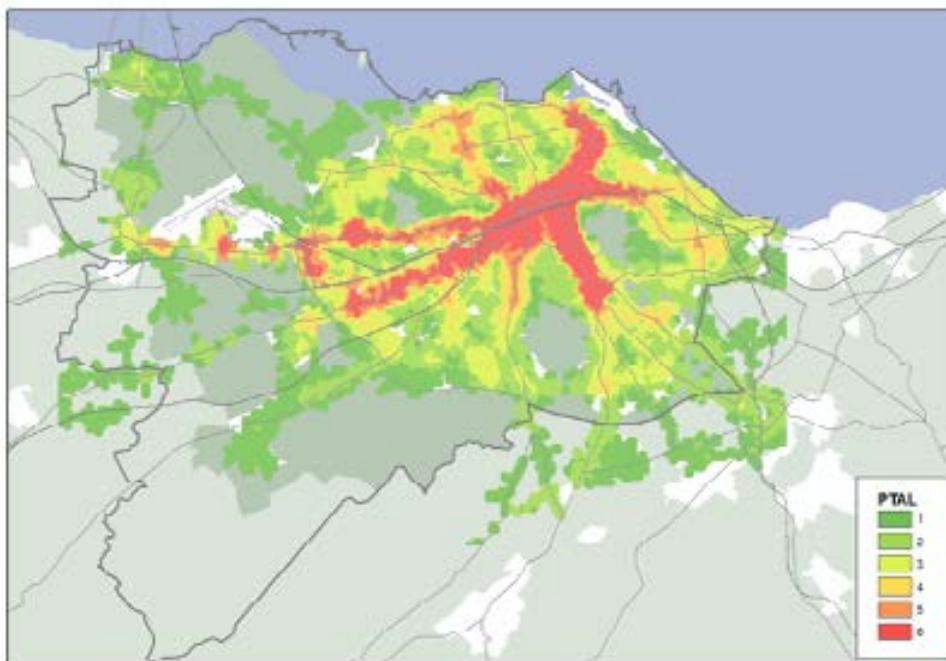


Flats in villa areas—Succoth Place

These flats integrate well into an existing villa area due to their scale and refined architectural design.

Public transport accessibility levels map

The public transport accessibility level (PTAL) is measured by taking account of the distance from any point to the nearest public transport stop, and service frequency at that stop. The higher the score, the greater the level of accessibility. The map above should be considered when identifying opportunities for higher density development. It can be found on the Council's Local Development Plan Interactive proposals map by clicking accessibility in the other information section of the legend.



Density measurements

In order to ensure a consistent approach across the city, built density will be measured as follows:

The density of dwellings per hectare is calculated by dividing the number of dwellings on site by the Development Site + Roads Area.

Development Site + Roads Area (Ha) – is measured to middle of roads or other routes bounding the site.

Development Site Area (Ha) – the site boundary or where applicable measured to heel of pavement. Some parts of the site may not be considered to be

developable based on LDP policy. These areas should be excluded from the development site area. Any areas to be excluded should be listed.

Calculating the density of Mixed Use Developments.

Discretion will be used when calculating the density of mixed use developments, in some cases the area of other uses may be considered insignificant (for instance 2 small commercial units as part of 700 house development).

For more complex mixed use proposals density should be expressed as gross floor area per hectare (GFA/ Ha). Land which is clearly identified for other uses as part of the development (for instance land allocated for a new school) should be excluded from the calculation.

Gross Floor Area (GFA) (m²)—is measured to the exterior surface of external walls and includes all internal features e.g. stairs.

Other useful calculations:

Gross Building Footprint Area (Footprint) (m²) — the Gross Floor Area of the ground floor.

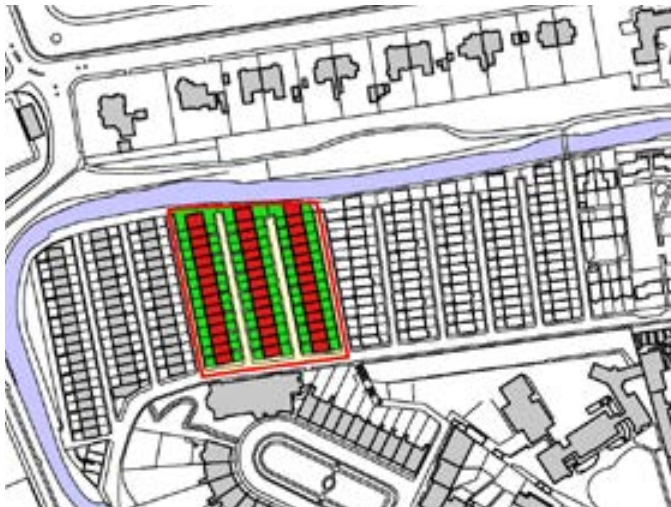
Net Floor Area (m²) - the internal area of a building measured to the interior surface of external walls including internal walls and partitions but excluding communal features such as stairs.

These measurements will allow a number of simple calculations to be made which will allow comparisons to be drawn with other developments within the city.

Examples using some of these density measures follow. For these examples, car parking values were simply determined by establishing how many cars actually park on the relevant street. In relation to perpendicular on-street parking, a value of 2.5m is suggested, whilst for parallel parking, a length of 5m is suggested to accommodate cars.

Stockbridge colonies

115	Dwellings/ha
0.96	GFA/site area
0.34	Footprint/site area
2.8	Average number of storeys
0.5	Car parking/dwelling 179m ² GFA per car parking space



Examples using some of these density measures follow. For these examples, car parking values were simply determined by establishing how many cars actually park on the relevant street. In relation to perpendicular on-street parking, a value of 2.5m is suggested, whilst for parallel parking, a length of 5m is suggested to accommodate cars.

Marchmont tenements

99	Dwellings/ha
1.32	GFA/site area
0.33	Footprint/site area
4	Average number of storeys
0.8	Car parking/dwelling 170m ² GFA per car parking space



Lochrin Place tenements

164	Dwellings/ha
1.89	GFA/ite area
0.35	Footprint/site area
5.3	Average number of storeys
1	Car parking/dwelling 115m ² GFA per car parking space



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Westfield

172	Dwellings/ha
1.23	GFA/site area
0.24	Footprint/site area
5	Average number of storeys
0.4	Car parking/dwelling 165m ² GFA per car parking space



Margaret Rose Avenue

23.6	Dwellings/ha
0.43	GFA/site area
0.20	Footprint/site area
2.1	Average number of storeys
1.7	Car parking/dwelling 106m ² GFA per car parking space



21st Century Homes - Gracemount

69	Dwellings/ha
0.65	GFA/site area
0.23	Footprint/site area
2.9	Average number of storeys
0.8	Car parking/dwelling 119m ² GFA per car parking space



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1.6 Incorporate existing views

Where views to interesting or landmark features exist, incorporate them into new development.

Local Development Plan policies

- Des 3 - Development Design
- Des 4 - Development Design

Incorporating views into new development helps to create distinctive places which are connected to the areas around them. This is particularly important in public areas such as streets, squares and open space and make it easier for people to navigate through these spaces.

Sometimes a potential outward view of the wider landscape/townscape might not be apparent on a site, for example because there is a building in the way.

Site analysis will help establish whether a new view can be secured through redevelopment. If it can, it should be incorporated into the design.

Private views are not generally protected through the planning system.

Notwithstanding this, there are some circumstances where views can be provided in new development and will contribute positively to the amenity of the scheme. Such circumstances include sites where it is unlikely that the view can be interrupted by subsequent development and where the view is to a landmark feature.

The height and massing of buildings can have a significant impact on views. The section on height and form contains specific guidance on this matter.



View to Craigmillar Castle— Castlebrae Wynd
The street is lined up to create the view to the castle.



Publicly accessible view
A publicly accessible view to Edinburgh Castle was created from the roof level of the Museum of Scotland.



Creating new views - Jackson's Entry off Canongate
Views to Salisbury Crags are framed by the retained historic buildings and the new development that resulted from the masterplan.

1.7 Incorporate natural and landscape features

Respond to existing variations in landform.

- **Protect and incorporate existing trees that are worthy of retention into the design of new open spaces.**
- **Retain and incorporate other existing natural features into the design to reinforce local identity, landscape character, amenity and optimise value of ecological networks.**
- **Address the coastal edge and watercourses positively and protect flood plains.**
- **De-culvert watercourses and integrate them with the site layout and function.**
- **Define the urban edge to conserve and enhance the landscape setting and special character of the city.**

Local Development Plan policies

- *Des 3 - Development Design*
- *Des 7 - Layout Design*
- *Des 9 - Urban Edge Development*
- *Des 10 - Waterside Development*
- *Env 12 - Trees*
- *Env 21 - Flood Protection*

Existing landscape features can contribute strongly to the quality of new development making them distinctive and providing landmarks which aid navigation. The layout of proposals should integrate these features into the design. The Council will take particular interest in the retention of historic features and existing habitat.

Watercourses should be addressed positively by incorporating them into accessible green/blue networks, and ensuring security through natural surveillance and appropriate design such as active frontages.

Waterside sites can present a unique opportunity for innovative design. Flooding issues should be fully understood.

In some instances, public access is inappropriate in some areas because of the need to protect wildlife habitat. For example, the south side of the Union Canal is of particular habitat value and care should be taken to ensure protection of its biodiversity value. Similarly, the biodiversity of the Water of Leith benefits from a lack of public access to some of its banks. In the redevelopment of sites along the Water of Leith a 15m setback or substantial ecological mitigation will be required to maintain the ecological potential of this strategic blue/green network. *(see also section 3.1)*

The design of the urban edge should form a clear transition between the urban area and surrounding countryside. The retention, enhancement and integration of existing trees, shelterbelts and hedgerows helps integrate development with the character of the surrounding countryside and provide opportunities to extend habitat networks *(see section 3.5)*. Existing trees should be located in open space as opposed to residential gardens.

Where suitable landscape features do not exist it may be necessary to create a substantial woodland edge to provide shelter and landscape structure. These should allow the necessary space for native woodland habitat

to achieve maturity and accommodate multi-user paths and links to the wider countryside. So they should be designed as a shelterbelt/ green corridor and allow for habitat connectivity through the site and to the wider area. They therefore require to be of an adequate width (at least 30-50m wide). Ideally they should be implemented in advance of any development to allow for early establishment so they can provide visual containment, shelter, active travel and biodiversity enhancement as soon as practicable.

In some situations, where new residential and civic architecture will enhance the townscape, or the urban edge adjoins recreational facilities or greenspace, a permeable edge of parkland trees and active travel routes may be considered.

Topographical features such as ridges and valleys also combine to provide natural barriers, which can help to direct development to the most appropriate locations whilst contributing to the setting and identity of the city.



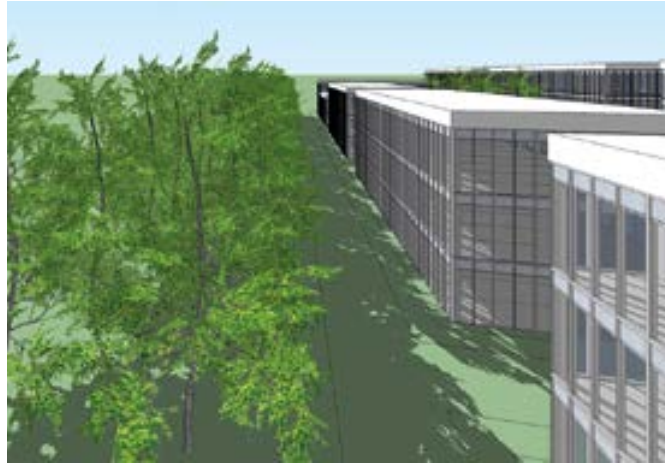
Retaining trees

New mature trees were planted alongside this retained tree in the Grassmarket.



A soft edge between development and landscape

By creating 'fingers' of buildings, landscape can be brought into the development, blurring the edge between the two.



A strong edge between development and landscape

Where development forms a strong urban edge it is important to create an equally robust landscape edge.



Frontage onto the Union Canal—Fountainbridge

As well as providing mooring space and so promoting the Canal's recreational use, the development at the end of the Canal provides an attractive frontage with bars and restaurants facing onto it.



Integrating trees—Malta Terrace

Existing trees have been carefully integrated into this housing development



Archaeological Interpretation

The archaeological remains of the Flodden Wall are below these markings in the hard landscape of the Grassmarket. Their retention helps the understanding of the history of the city.



New connections—Westfield Avenue

As well as providing an attractive frontage to the Water of Leith, this development provides a new footbridge over it. This greatly improves access within the area.

1.8 Incorporate existing buildings and built features

Incorporate existing buildings and boundary elements (even if they are not listed or in a conservation area) where they will contribute positively to new development.

- **Re-use elements from existing buildings, particularly where there is a historical interest.**
- **Protect and enhance existing archaeology.**
- **The incorporation of existing built features benefits place making, sustainability and provides an identity for a development.**

Local Development Plan policies

- **Des 1 - Design Quality and Context**
- **Des 3 - Development Design**
- **Des 7 - Layout Design**
- **Des 8 - Public Realm and Landscape Design**
- **Env 8 - Protection of Important Remains**
- **Env 9 - Development of Sites of Archaeological Significance**

There is a strong presumption in favour of retaining existing buildings which contribute to the special interest of an area. However, the replacement of individual buildings can sometimes be justified. The redevelopment of buildings, which are considered by their appearance and scale to be detrimental to the character of the area, will be encouraged. Development proposals will be assessed in relation to:

- proposed mass, scale, design and materials of the replacement building; and
- the extent to which the replacement building will enhance the character and appearance of the street scene.

Where there are known or suspected archaeological remains within the landscape surveys, evaluation and desk top studies should be carried out in consultation with the Council's Archaeological Service. The evaluations may highlight features to be considered in any design proposal and the formulation of future mitigation strategies. In some cases this should be explained by the use of interpretation or an enhanced landscape setting. *(see section 3.2 - Open Space)*



Reusing an existing building—Edinburgh Printmakers Gallery
The shell of this building was transformed into a gallery.



Boundary walls in villa areas—Newbattle Terrace
Boundary walls are extremely important to the character and appearance of villa areas. The size and number of new openings to them should be minimised.



Transforming a building's use—Anderson Place
This bond building was transformed into flats.



Reusing building materials—Holyrood Road
Stone from the partially demolished Queensberry House was used in the walls on the exterior of the Scottish Parliament.



Incorporating existing features and boundary walls—Leith Fort
Existing lodge buildings and perimeter walls preserve the heritage of the area and give character to a new housing development.

1.9 Incorporate Art in public spaces

- **New public art works should match the quality of existing works, and make a positive contribution to the environment.**
- **The location, scale and in some cases the materials of proposed new art works are the main issue for the Planning Authority. The content of art works is not subject to Planning control.**
- **Public art works which have fixed foundations or are fixed to buildings will require planning permission and/or listed building consent.**
- **A permit under Section 56 of the Roads (Scotland) Act 1984 may be required for construction of art works on any public road, footway or footpath. A road safety audit may also be required.**
- **Early consultation on proposals is recommended.**

Local Development Plan policies

- *Des 8 - Public Realm and Landscape Design*

Public art involves the placing of art and craft works in areas which are in public use within the environment. It can include building and landscaping related works of art, fixed or free-standing, permanent or temporary. It aims to integrate artists' skills and creativity into the environment.

Public art can enrich the appearance of an area, make a positive contribution to its cultural and community identity and act as a catalyst for wider improvement. It can encourage sustainable cultural and economic

activity through the employment of artists, and reach a public who may never have any other first-hand contact with the arts.

An appreciation of existing public art works is an essential basis for consideration of new proposals. Edinburgh has a long history of using monuments and civic statuary to mark important events and special people. They tell us about the history of the city - like a museum collection, but on display in the parks and streets.



Graham Fagan's neon light drawings 'A drama in time' provide interest and illumination under the railway bridge along Calton Road.

Public art works can be divided into one or more of four categories:

Symbolic: Normally representing civic, national or military events or prominent individuals in the form of bronze or stone statuary groups, and commemorative monuments and memorials.



Mortonhall baby ashes memorial - Princes Street Gardens



Memorial to Wojtek the soldier bear – Princes Street Gardens

Informative: Works providing a public reference to specific sites, in order to provide informative interpretation of its relevance or importance. Decorative wall plaques or facades mounted sculptures are the normal form for these.



Plaque at the entrance to Advocates Close



Entrance to Old Fishmarket Close

Functional: Elements in the urban environment serving a functional requirement which have functional artistic qualities by their design, materials and craftsmanship.



Bicycle stands outside the Scottish parliament



Statue of Greyfriars Bobby drinking fountain for people and dogs

Aesthetic: Non-functional elements which are intended directly to enhance the urban aesthetic environment.



Literary panel at middle Meadow Walk



Giraffes outside the OMNI Picardy Place



Mural by Shona Hardie – Candlemaker Row

Location

The established architectural character and art work tradition of an area are essential considerations for the introduction of art works. Proposals will be considered in terms of scale, form and road safety. In some cases materials will also be considered. Projects should be site specific and carefully integrated with the building structure and the context of the surrounding environment. Proposals should illustrate a comprehensive understanding of site considerations and the physical, social, historical, topographical and architectural context.

New art works should not affect the character and appearance of existing monuments or their setting in terms their scale, form or content.

World Heritage Site Locations

There is a particular demand for new public art in the Edinburgh Old and New Towns World Heritage Site. The aims in World Heritage Site locations are that public art should result in landmark structures of the highest quality and make a positive contribution to the outstanding universal value of the Site.

Quality

Projects should involve the highest aesthetic standards, structural and surface durability, innovation and originality within the traditions of the area. Design and materials should be of the highest quality and give permanence to the artwork with little or no maintenance required.

Council Approval

The approval of the owners of the land on which the art work is proposed will be required. On most street locations the owner will be the Council.

The Council will assist in identifying suitable location for proposed public art. In considering granting approval, as owners of the land, the contents of this guideline will be used to assess proposals.

The content of public art is not subject to Planning control, however, in the World Heritage Site it is a requirement that they should celebrate events or persons of generally accepted national importance. A period of five years should have elapsed from the death of anyone proposed for commemoration by a statue.

The Council will normally agree to accept the work into public ownership, if a future maintenance provision is agreed. Maintenance costs should be calculated at about 15% of overall costs and endowments for maintenance are accepted. Design and materials used should demonstrate minimum maintenance requirements, and resistance to theft and vandalism.

Community Approval

The participation of the local community should be encouraged at all stages of the project. Projects will be more appropriate if they have some social relevance or significance to the local community.

New Development

New developments, either architectural or landscape, can provide opportunities for inclusion of contemporary public art works. Art works should be seen as an integral part of the project, with experienced artists involved from the outset, in conception and design.

Temporary Installations

Temporary moveable installations have no fixed foundations (although they may be tied down as a safety measure), and are displayed for a limited period not exceeding 6 months.

Temporary installations will not normally require Planning Permission. They should be designed to be appropriately durable for the period of their display, equal to the quality of permanent art works and present no road safety risk.

Interventions on existing public art works are not encouraged. Where considered appropriate, they will be limited in time scale and should not result in any possibility of damage to the existing art work.



Light installation – Teviot Place

2. Designing places: buildings

This chapter sets out the Council's expectations for how features within the built form relate to its setting. The overall composition of streets is shaped by how individual buildings work together, creating the unique visual character through repetition, variety and focal points within the street scene.

The key aims are for new development to:

- **Have a positive impact on the immediate surroundings; wider environment; landscape and views, through its height and form; scale and proportions; materials and detailing; positioning of the buildings on site, integration of ancillary facilities; and the health and amenity of occupiers.**
- **Repair the urban fabric, establish model forms of development and generate coherence and distinctiveness where the surrounding development is fragmented or of poor quality.**
- **Achieve high standards of sustainability in building design, construction and use**
- **Be adaptable to future needs and climate change.**
- **Support social sustainability, by designing for different types of households.**
- **Address the street in a positive way to create or help to reinforce a the sense of place, urban vitality and community safety.**
- **Balance the needs of pedestrians, cyclists, public transport users and motorists effectively and minimise the impacts of car parking through a design-led and place specific approach.**
- **Reduce exposure to pollution and where possible seek to reduce overall emissions.**

2.1 Height and form

Match the general height and form of buildings prevailing in the surrounding area.

Where new developments exceed the height of neighbouring buildings ensure they enhance the skyline and surrounding townscape.

Ensure new high buildings conform to the section 1.2 on City skyline, tall buildings and protected views.

Local Development Plan policies

- *es 4a -Development Design*
- *Des 11 - Tall Buildings*

The Council wants new development to integrate well with existing buildings and spaces. This means new buildings that are clearly higher than their neighbours should be avoided. This helps protect the visual character of areas where there are uniform building heights. It also helps protect key views.

The height of the part of the building where the external wall meets the roof (the eaves) is at least as important to the perception of height as the height of the top of the roof (the ridge). This means that new buildings should sit within the form set by the eaves and ridge of neighbouring buildings. This is particularly important in situations where there are established building heights, for example tenement streets, mews streets and villa areas.

Well designed architectural features that rise above this height, and which would contribute to the visual interest of the city's streets and skyline and not

adversely affect key views, may be acceptable in exceptional circumstances.

Existing high and intrusive buildings will not be accepted as precedents for the future. They should be replaced with more sensitively scaled buildings, when their redevelopment is in prospect.

The impacts of height in relation to aerodrome safety should be considered.

Roofscape

The topography of Edinburgh means that the roofs of buildings are often viewed from above. The articulation of the roofscape therefore needs to be carefully considered. Plant infrastructure, particularly at rooftop level, should be integrated into the roof design and where rooftop plant is provided, edge protection railings should be avoided.



New hotel Market Street

The roof of this hotel has been articulated to reflect the form of the roofscape behind it.



The right height — Fountainbridge

The height of the modern building is very similar to its historic neighbour. This helps it integrate with its surroundings.



Too low — Pitt Street

This recent development above could have been improved if its eaves height had matched those of its neighbours. The effect is that the building appears too small.



Matching heights in villa areas

It is important that new buildings in villa areas have similar heights to their neighbours. In this example, the modern building in the middle of the image is designed so that the height of its main walls matches the eaves heights of the buildings on both sides.



A landmark for the wrong reasons – Walker Street

The office tower has a negative impact on views from surrounding streets due to its inharmonious height & form.



Villa – Merchiston Park

The height and massing of this villa, which are similar to surrounding buildings, help to integrate it.



Matching the height of existing mews – Circus Lane

This newly built house matches the eaves and ridge heights of the adjacent historic mews buildings.



Integrating into a street and key view

The set back of the upper floors and the materials chosen help integrate the buildings in the centre of the image into view from the Castle Esplanade.



Impact on distant city views – development should not detract from Edinburgh’s beautiful skyline

Avoid tall, large, square/rectangular buildings with flat horizontal rooflines as these are very conspicuous. Instead building height and mass should respect the city’s townscape. Roof articulation helps to break up built mass and is encouraged. Building materials and colours also need to be chosen with care. White colours and reflective materials are very noticeable in distant views whereas muted colours blend into the landscape much better (also refer to Section 2.7).

2.2 Scale and proportions

Harmonise the scale of buildings including their size and form, windows and doors and other features by making them a similar size to those of their neighbours.

Where the scale of proposed new development is different to that of surrounding buildings, ensure there is a compelling reasoning for the difference.

Local Development Plan policies

- *Des 4b - Development Design*
- *Des 11b - Tall Buildings*

A typical example of a difference in scale being problematic is where new tenements are located next to older stone built tenements. Often the windows on the new building are smaller and a different shape and because the floor-to-floor heights are lower than the older buildings there will be an extra row of windows. This creates a visual mismatch that can erode the character of the area.

In sensitive sites, floor to floor heights of new buildings should match their neighbours.

Where elevations have large projections or recesses, three dimensional views may be sought so that the scale and proportions can be assessed.



Modern development with a similar scale – Wester Coates Gardens

This villa has large windows which help to integrate it with the scale of surrounding historic villas. The proportions of stonework help also.



Matching height, proportions and form – Hopetoun Crescent

The housing either side of the historic townhouses above has been designed to match the scale originally intended for this street.



Windows too small?

While five storey tenement has the same eaves height it has much smaller windows than those of neighbouring tenements. The small scale creates an inharmonious relationship.

2.3 Position of buildings on site

Position new buildings to line up with the building lines of neighbouring buildings.

Where building lines do not exist, position new development to engage positively with streets and spaces and where the surrounding townscape character of the area is good, it should be reflected in the layout.

Use the positioning of buildings to create interesting and attractive streets and spaces.

Where locating buildings in a historic landscape, ensure the essential characteristics of the landscape are protected.

When locating buildings adjacent or close to a historic building ensure the key views to and from the building and characteristics of the setting of the historic building are protected.

Position buildings carefully with a full understanding of the topography and environmental constraints of adjacent spaces and the site, taking into account orientation and exposure. Undertake topographical surveys to identify existing natural and built heritage elements that could be retained and to consider existing and proposed levels at an early stage.

In areas of the city where buildings do not line up (for example the Old Town), plans of the wider context are extremely useful in helping to determine how well the proposed position of buildings on site is likely to make a positive contribution to the spatial character of an area.

Back-land development may be acceptable where it would not disrupt the spatial character of the area and the amenity of future residents, and residents of adjacent properties. Proposals will be considered on a case by case basis and will take into account the cumulative impact of proposals in an area (including the cumulative impact on surface water drainage and biodiversity, including trees).

Layouts should be designed to be attractive for all users and particularly pedestrians, cyclists and people with disabilities.

Inserting buildings into the setting of listed buildings must be done in such a way as to ensure principal elevations of the listed building remain visible from main viewpoints and the relationship of the listed building and the street is not disrupted.

Inserting buildings into a historic landscape must be done without upsetting the landscape integrity and with an understanding of the sensitive views and characteristics, and the setting of any historic buildings, in order that these can be protected. Landscape, visual and setting appraisals ([section 1.1](#)) should be used to guide the process.

The orientation of buildings should inform internal layouts to maximise the benefits of solar gain and daylight and reduce energy demand. Building design should also consider measures to mitigate impact of summer overheating. Exposure and the need to provide shelter should also influence the layout of buildings.

Local Development Plan policies

- *Des 4c - Development Design*



The wrong position

Positioning large buildings (coloured red) in the rear of villa plots can undermine the spatial character of the area.



Infill development in a villa area:

The proposed building (shown in red) is roughly the same size in plan as its neighbours and is positioned so that its frontage is the same distance from the road as its immediate neighbours.



Rebuilding the urban fabric – Hopetoun Village:

New development (shown in red) has enhanced the urban fabric of this formerly industrial area, taking cues from the tenements, terraces and perimeter block form of the surrounding area and creating a range of new places and spaces.



Varied building positions—Cakemuir Gardens

Varying the positions of the buildings in relation to the street helps create an interesting sequence of streets and spaces in the development—contributing to its attractiveness as a whole.

Creating contrasting spaces

Positioning the flats and houses close together, provides space for a green in the middle of the development. This large space creates an interesting contrast with the streets around.

Courtyards—Brighouse Park Gait

Small groups of housing can be made to form courtyards.



Image courtesy of Steve Tiesdell Legacy Collection



15m wide street—Woolmet Place

By integrating the parking into the street and having small front gardens, the street has been made narrower than a typical suburban street.



A village green—Muirhouses Square, Bo'ness

The houses are arranged to form a space that is similar to a village green. This can be used by residents for a range of uses and has good visual amenity.



Space within a space—Dublin Street Lane North

The buildings are positioned to create a range of spaces that contrast with the ordered streets of the New Town surrounding the site.



Mews street—Donnybrook Quarter, London

This development provides terraces at upper levels, allowing relatively high density housing to come close together and achieve good quality outdoor space

Image courtesy of Steve Tiesdell Legacy Collection



Image © Tim Francey



A range of spaces—Accordia, Cambridge

In this development in Cambridge, the houses are placed to create a mews street. Its narrowness means that cars cannot be parked in the street so garages have to be used. This helps the street be more pedestrian friendly and suitable for play. The images above right show some of the open space within the development.



Ordered frontage to Canal—Amsterdam

These houses are arranged to provide an attractive frontage to the Canal. The moorings provided are set out to allow a relatively continuous strip of habitat for wildlife.

Image courtesy of Steve Tiesdell Legacy Collection



Positioning trees carefully—Allerton Bywater, England

Trees are an integral part of this housing development, lining the streets throughout the development.

Image courtesy of Steve Tiesdell Legacy Collection



Narrow street—Amsterdam

Pedestrians, cyclists and cars are all considered in this narrow street. A key feature are the climbing plants which add visual softness.

Image courtesy of Steve Tiesdell Legacy Collection



New suburban developments

In new suburban developments it will be expected that a variety of different housing types will be provided and that these will be laid out to give a variety of different types of streets and spaces. These should integrate with the hierarchy of the streets in the surrounding area. This layout shows that a range of different streets and spaces can be created using similar housing types: squares (1), narrow streets with garages to the side (2) and mews streets (3) can all be created with standardised house types.



2.4 Design, integration and quantity of parking

Welcoming, attractive and sustainable places balance the needs of pedestrians, cyclists and motorists effectively with priority given to creating walkable and cycle friendly environments.

Proposals for parking within new developments should be design-led and reflect the positive characteristics of the place.

Car parking within new developments should not visually dominate the streetscene.

On larger developments a range of parking solutions should be explored that use land efficiently and are set within a high quality public realm.

Pedestrian desire lines within and adjacent to the site should be identified at the outset to inform proposals which prioritise safe and convenient pedestrian movement.

Safe, secure and convenient cycle and motorcycle parking facilities should be provided as part of new developments.

Electric vehicle charge points should be provided for developments where 10 or more car parking spaces are proposed.

Car club initiatives are encouraged to promote car use as a shared resource and reduce pressure for parking.

Local Development Plan policies

- Des 3 - Development Design
- Des 4 - Development Design
- Des 5 - Development Design
- Des 6 - Sustainable Buildings
- Des 7 - Layout Design
- Des 8 - Public Realm and Landscape Design
- Tra 1 - Location of Major Development
- Tra 2 - Private Car Parking
- Tra 3 - Private Cycle Parking
- Tra 4 - Design of Off-Street Car and Cycle Parking

The design, integration and quantity of parking associated with new development has a huge impact on the quality of our places and the way we use them.

Proposals for new development should be design-led and reflect the positive characteristics of the place with an emphasis on creating walkable and cycle friendly environments.

Car parking in new developments

Reducing the impact of the car will create more sustainable, attractive places to live and will help to address congestion, air pollution and noise.

The type, location and quantity of car parking in new developments should be informed by the positive characteristics of the place and its accessibility by foot and bicycle to amenities and services, including public transport.

Sites which are within highly accessible locations close to amenities such as within the city centre or town centres will require less, or in some cases zero, car parking provision. It should be noted, however, that this does not mean that zero car parking provision will be acceptable in all cases - see [page 61](#) 'Parking Standards' for more information.

In all new developments, car parking should be designed to have a minimal visual impact on the site and surrounding area. Large expanses of uninterrupted car parking, particularly located to the front of new developments, will not be acceptable as they have an adverse visual impact and encourage non-essential car trips. More detailed guidance on parking design will be provided in a Street Design Guide Factsheet (G9) which is due to be completed during 2020.

Where car parking is required on larger developments, a range of solutions that use land efficiently and are well integrated within a high quality public realm should be delivered. A number of these options are explored in the following Technical guidance.

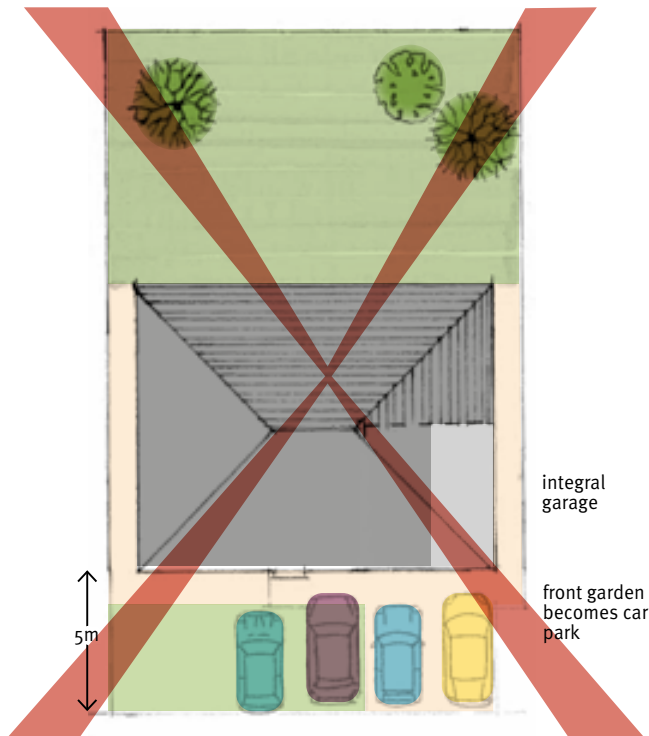


Residential development at Hopetoun Crescent respects the character of the street and incorporates underground parking to assist in minimising parking pressures on the surrounding area

Exploring options for car parking in new developments

High amenity residential areas generally have car parking located on the street, set to the side or concealed from public view within the site, such as within underground or undercroft parking areas.

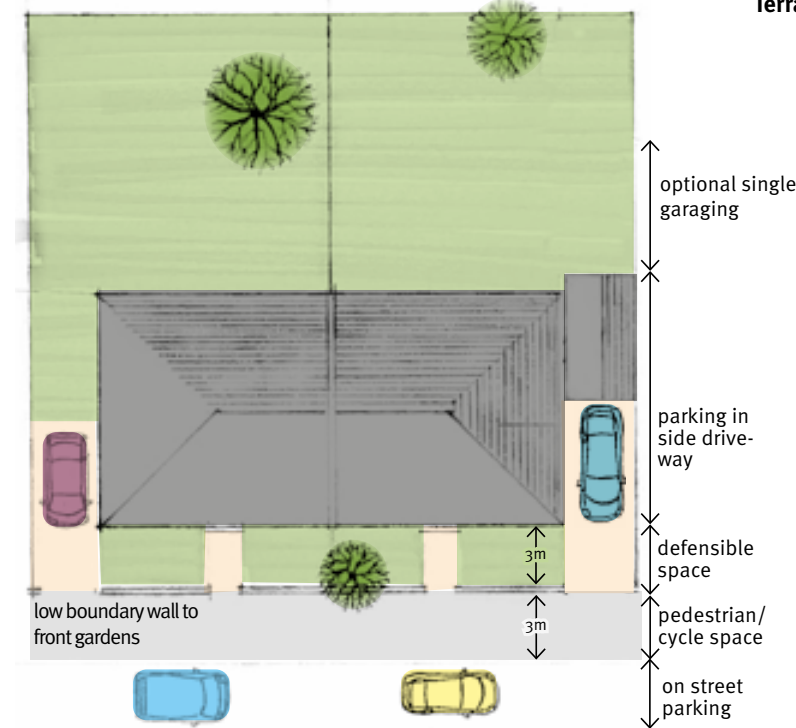
Many modern housing developments locate the car in front of the dwelling thereby creating a streetscene which is dominated by the car. This guidance seeks to encourage sensitively located car parking and facilitate high quality places for all users.



Poor example showing the dwelling pushed back with parking to the front of the plot

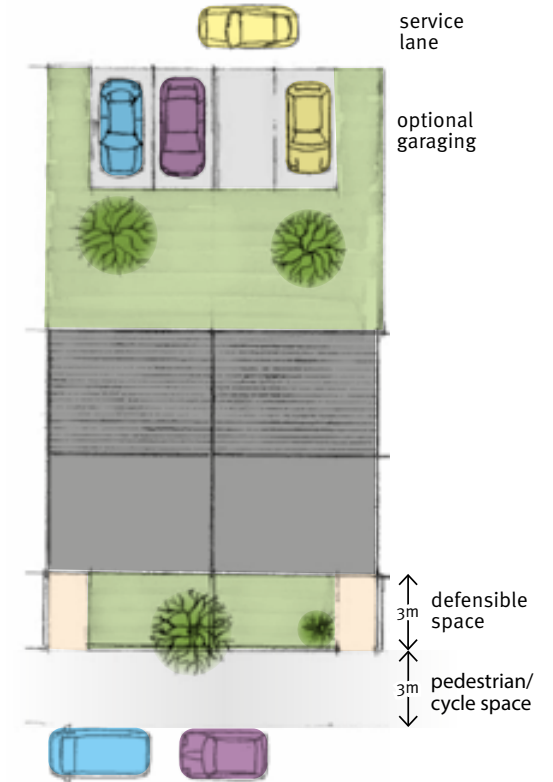
Good examples of parking options within dwelling plots where dwellings are pushed forward to create defensible space and avoid parking within the front garden

Semi detached plots example with parking to side & on street



Dwellings at Redhall House Drive pushed forward on the plot with strong boundary treatment and defensible space to the front

Terraced plots example with parking to rear and on street



Alternative approaches

Alternative approaches to accommodating car parking will be supported where hard and soft landscaping creates defensible private space and helps create high quality public realm, while minimising the visual impact of car parking.

The use of integral garages and off-street parking to the front of buildings should generally be avoided. However, Grange Loan, Eyre Place and Wallace Gardens illustrate successful approaches which deliver high quality living environments including the use of boundary treatment to form defensible space. Where the use of integral garages is appropriate such as within mews-style developments where they are an established part of the character, they should be designed so as not to over-dominate the front elevation of the building or result in 'dead frontages'. The inclusion of windows within garage doors can also assist activating the street frontage (see example at Eyre Place).

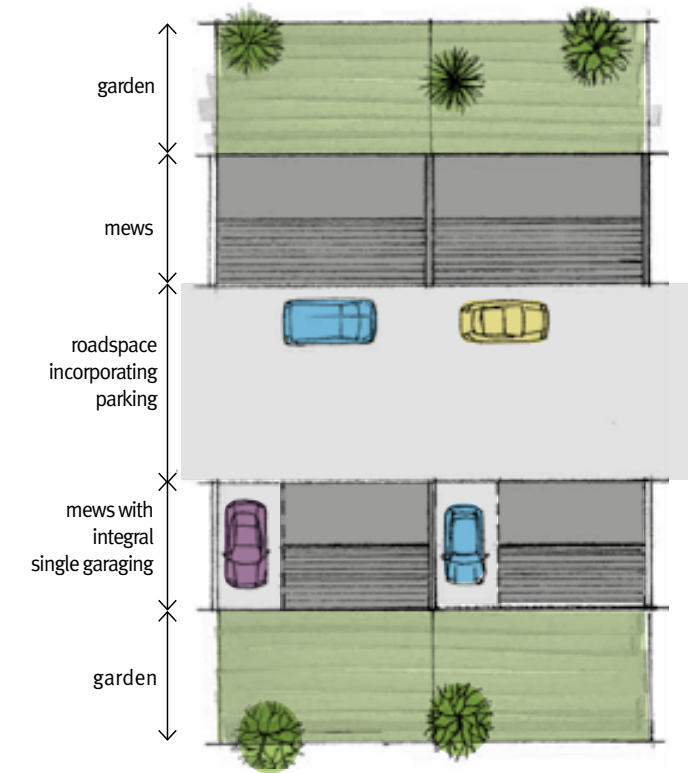
Good mews plots examples with integral garage/on street parking

Rear parking courtyards should be minimised unless they are designed to help create well overlooked and attractive amenity spaces. The position and quantity of cars should not overdominate the space or reduce its usability. The use of good quality boundary treatments, landscaping and structures such as garaging can help to avoid uninterrupted areas of parking.



Mix of integral garages and on-street parking within the mews development at Eyre Place

Good mews plots examples with integral garage / on street parking



Strong boundary treatment and landscaping define plots and reduce the visual impact of parked cars at Wallace Gardens



Existing stone wall retained with parking area behind results in minimal visual impact of parked cars at Malta Terrace



Lane with garaging and parking spaces to the rear of Brighouse Park Cross

Use of underground, undercroft and rooftop parking

Underground and undercroft parking should be implemented for larger developments (ie supermarkets and large residential sites) where access ramps can be accommodated or topography permits its use. This type of parking arrangement allows buildings to be located forward on the plot creating a more active street environment and maximising space for amenity to the rear.

On larger developments, rooftop parking should also be explored to maximise the efficient use of space and avoid large areas of surface car parking where underground or undercroft parking cannot be delivered.

Mixed use developments

For mixed use developments, parking areas should be shared between the uses provided this works without conflict, for example, where uses are populated at different times of day. This arrangement should therefore result in a reduction in the number of total parking spaces.



Rooftop car park for supermarket uses space efficiently and the building fully activates corner position along Morningside Road

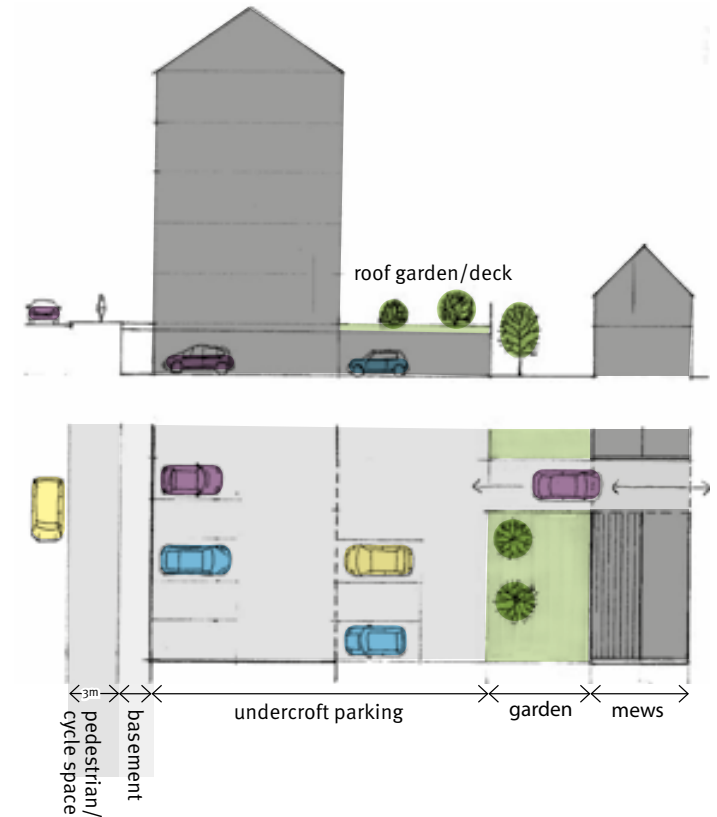


Rear courtyard parking within well overlooked landscaped amenity space off Gayfield Square



Zero parking provided within the site for this accessible town centre retail unit on Raeburn Place

Good flatted development example with undercroft parking & mews to rear



Open space and landscaping

Car parking should not be provided at the expense of delivering open space required as a setting to development.

External car parking should be enhanced by a structure of tree and hedge planting arranged both within the parking area and along its boundaries. It is expected that the quantity of planting within car parks will correspond to the number of parking spaces. 50m² of planting, incorporating four trees, is required for every 20 car parking spaces, or 250m² of parking. For each 100 car spaces an additional 100m² of planting will be required.

Where proposals justify larger areas of external car parking, planting should be used to clarify pedestrian and vehicular circulation and be subdivided into compartments of 50-100 cars for ease or orientation.

Tree planting in car parks should preferably be provided in linear trenches. If tree trenches are not feasible, large tree pits with underground support structures to ensure robust growth of trees should be incorporated. Accidental damage to planting by vehicles should be avoided through careful siting and design.

Parking spaces for people with disabilities

Under the Equality Act 2010 it is the responsibility of site occupiers to ensure that adequate provision is made for the needs of people with disabilities.

To ensure this, a proportion of all car parking areas must be accessible for people with mobility impairments, including wheelchair users (whether driver or a passenger).



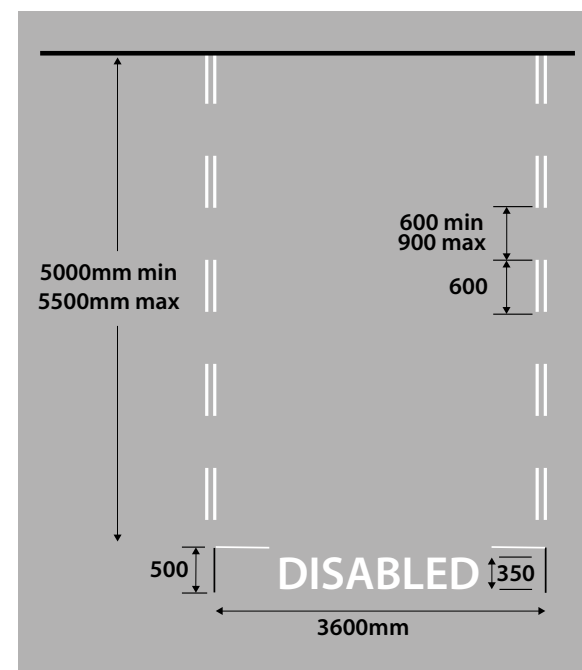
Woolmet Place - Inclusion of robust landscape with trees and hedges helps to reduce the potentially negative visual impact of the car parking area

This is achieved through a minimum accessible parking requirement for all developments. Accessible parking spaces should be created as part of the overall car parking provision, and not in addition to it. If it is known that there will be a disabled employee, spaces should be provided in addition to the minimum accessible parking requirement. A larger number of spaces may be required at facilities where a high proportion of disabled users/visitors will be expected, for example health and care facilities.

Accessible parking should be designed so that drivers and passengers, either of whom may be disabled, can get in and out of the car easily and should be located close to entrances with step-free access provided between them. [Transport Scotland's Roads for All guidance](#) (section 4.5.8) provides design details for off and on street parking bays. All road markings must

be in accordance with Traffic Signs Regulations and General Directions

For on-street accessible parking bays, in accordance with the Disabled Persons' Parking Places (Scotland) Act 2009, developers are required to promote a Traffic Regulation Order, so that use of such spaces can be enforced by the Council. Developers are expected to pay for the necessary road marking, signage and Traffic Regulation Order costs.



Accessible off-street parking spaces.

Parking spaces for bicycles

The Council is committed to increasing cycling's share of travel in the city in-line with the targets set-out in the Active Travel Action Plan. High quality cycle parking, including secure storage, is essential in making cycling as attractive as possible.

Cycle parking should be considered in terms of two provision types – long stay and short stay.

Long-stay parking will be required in residential developments, nurseries/schools, further education centres and places of employment, as cycles are generally parked for long periods of the day. Focus should, therefore, be on the location, security and weather protection aspects of cycle parking design. It is recommended that associated facilities, including lockers, showers and changing rooms are provided at land uses where long stay cyclists require them.

Short-stay parking should, as a minimum, serve all other development types and should be available for customers and other visitors. Short-stay parking should be convenient and readily accessible, preferably with step-free access and located close to entrances.

In many cases there will be a requirement for both long and short-stay provision to accommodate the differing needs of employees, residents and students, versus the requirements of customers or visitors to a site.

Where it is not possible to provide suitable visitor parking within the curtilage of a development or in a suitable location in the vicinity agreed by the Council, the Council at their discretion may instead accept additional long-stay provision, or as a last resort, contributions to provide cycle parking in an appropriate location in the vicinity of the site. For flatted developments, cycle parking should ideally be integral to the buildings to avoid visual clutter in the public realm and encroachment of green open space.

Where it is not possible to provide adequate cycle parking within residential dwellings, the 'Garages and Outbuildings' section of Council's Guidance for Householders should be referred to as it provides links to practical cycle storage advice including on-street and garden provision.

Developers should include details of on-site cycle parking/storage on the relevant drawing(s) and early consideration of the location and type of provision is required to avoid retrofitting at the end of the design process.

To ensure that cycle parking/storage is implemented, developers are expected to specify where the cycle parking/storage provision will be located (as agreed with the Council) and that they will be fully implemented prior to the operation or occupation of the approved development. This should be clearly stated on the relevant drawing(s) prior to the determination of the application. Developers will also be expected to set out how the facilities shall be retained throughout the lifetime of the development.

All cycle parking should be consistent with the design details set out in the forthcoming Technical Manual factsheet 'C.7 Cycle Parking in New Developments' and should also reflect section 8.3 of Cycling by Design which also details storage facilities.



Long stay cycle parking, Buccleuch Place Lane Student Housing

Cycle hire facilities

A cycle hire scheme was launched in September 2018 and is being rolled out across the City. All major new developments should consider the integration of cycle hire points into the layout taking into account LDP Policy Des 7.



Parking spaces for motorcycles

Parking provision for motorcycles is likely to be in demand around educational establishments, workplaces, shopping and leisure destinations, and residential areas lacking in private car parking opportunities. If the demand for motorcycle parking is unmet, it may disincentivise motorcycling and will potentially result in informal motorcycle parking.

This could prove hazardous to pedestrians by blocking footways, and may also inconvenience cyclists if cycle parking facilities are misused.

In terms of convenience, flexibility and security, motorcyclist requirements are akin to cyclists, with good practice design stating that motorcycle parking provision associated with new developments should be close by, clearly marked, secure and safe to use.

Sites should have anchor points, quality non-slip level surfacing, CCTV and/or natural surveillance. They should be located away from drain gratings and protected from the elements, as well as having good lighting. For long stay parking, such as workplaces, lockers to allow storage of clothing and equipment and changing facilities should be provided. *The SCOTS' Road Development Guide* (page 154) provides further provides further design details for motorcycle parking.

For houses, provision could be in a garage or a secure rear garden with suitable exterior access. For flatted developments, covered and secure facilities should be provided.

Electric vehicle charging infrastructure

Edinburgh has made huge progress in encouraging the adoption of electric/hybrid plug-in vehicles, through deployment of extensive charging infrastructure. As plug-in vehicles make up an increasing percentage of the vehicles on our roads, their lack of fuel emissions will contribute to improving air quality, and their quieter operation will mean that a major source of noise will decrease (*see Section 2.5 - Environmental Protection*).

The *Sustainable Energy Action Plan* is the main policy supporting the Council's Electric Vehicle Framework. Increasing the number of plug-in vehicles and charging infrastructure in Edinburgh will provide substantial reductions in road transport emissions.

To ensure that the infrastructure required by the growing number of electric vehicles users is delivered, one of every six spaces should include a fully connected and ready to use electric vehicle charging point, in developments where ten or more car parking spaces are proposed. Electric vehicle parking spaces should be counted as part of the overall car parking provision and not in addition to it.

Fast charging provision will be required for residential developments, whilst for all non-residential developments, rapid charging will be required (information on fast and rapid chargers is detailed in the following Technical guidance). Information on the infrastructure being provided should be included in the supporting transport submission provided with an application.

For individual dwellings with a driveway or garage, provision should be made for infrastructure to enable simple installation and activation of a charge point at a future date. This can include ducting and cabling as well as capacity in the connection to the local electricity distribution network and electricity distribution board. To further meet increasing future demand for charging points, provision for infrastructure enabling future installation should also be considered in developments where charging points are being provided.

Plans detailing who will be responsible for managing and maintaining charging infrastructure should be submitted with planning applications. Where infrastructure is installed in areas to be adopted by the Council, management and maintenance arrangements are to be aligned according to provisions detailed in the Council's Electric Vehicle Action Plan.

Location and security of charging infrastructure needs to be carefully considered – charge points should be sited in convenient locations and CCTV or other security measures should be installed, particularly near rapid chargers.

Typical charging equipment tends to be in the form of charging posts or wall mounted charging units.

Charging of an electric vehicle's drive battery can be performed in various ways by different charging equipment. The terms 'charging post', 'charge point' and 'charger' are not, strictly speaking, interchangeable but are used broadly to describe the process.

Charging infrastructure has developed greatly over the last few years. Whereas the first generation of electric vehicles could be found charging at a slow rate from a standard household socket, the current minimum standard is a dedicated 'Type 2' socket/single phase AC supply offering outputs of up to 7kW per hour. Where a three phase AC supply is available, an otherwise identical higher powered unit can be installed offering up to 22kW per hour. Although not all electric vehicles are currently capable of accepting AC current at 22kW per hour, the trend has been for manufacturers to improve their vehicles AC charging ability. The highest power charge point should always be considered in order to future proof an installation where possible. AC charging at the above noted power outputs is performed at units which are wall or ground mounted, typically (but not exclusively) with un-tethered cables specific to the vehicle.



Source: Code of Practice on Electric Vehicle Charging Equipment Installation (IET Standards, 2012)

'Rapid charging' is a term given to the fastest current method of charging an electric vehicle's battery and is performed by a much larger unit with tethered cables and adapters. Rapid charging can provide significantly higher power and output rates than described above. A typical rate of charge to 80% capacity of an electric vehicle's battery can be performed in around 30 minutes.



Fountain Park installation of underground car-park electric vehicle charging.

Guidance and advice on sourcing electric vehicle charging infrastructure is available from the following sources:

[**UK Electric Vehicle Supply Equipment Association**](#)

[**British Electrotechnical and Allied Manufacturers' Association**](#)

Provision for car club vehicles

Car clubs are well established and have been in operation in Edinburgh since 1999. Car clubs are membership based and provide access to pay-as-you-go cars and vans parked in clearly marked spaces in publicly accessible locations.

An increasing number of people find that using a car club is cheaper and more convenient than owning a car, and businesses may utilise this facility to provide fleet vehicles for employees. LDP Policy Tra 2 (Private Car Parking) states that where complementary measures can be put in place to make it more convenient for people not to own a car, such as access to a car club scheme, reduced car parking provision may be justified. Provision for car club should be maximised on all major new developments where practical.

Early dialogue with the Council and a car club representative should take place to establish the acceptability of the location and any practicalities in implementing a car club scheme as part of a new development. Where car club spaces are considered acceptable as part of a new development the Council will require a financial contribution towards the cost of this provision (refer to the Council's Guidance on Developer Contributions and Affordable Housing).

For housing developments, prospective residents should be made aware of the car club facility as part of a welcome pack associated with a Travel Plan.



Car club spaces, Quartermile

Parking Standards

Parking Standards (the Standards) are used as guidance for influencing the levels of parking associated with new developments. To encourage a shift from the private car to more sustainable modes of travel, the Standards help by setting maximum limits for general car parking to restrict excessive provision, while setting minimum levels for accessible car parking, cycle parking, motorcycle parking and electric vehicles. Any deviation from the parking standards will require reasoned justification and may be permitted in the following instances:

- Minimum parking provision is physically impossible but the development is desirable for other reasons; OR
- Deviation from required minimum parking provision is deemed essential for reasons of streetscape, public realm and/or active frontages; OR
- The development can justify the deviation and alternate provision and manage travel in a manner consistent with other Council policies;

With regards to cycle parking, where a relevant standard is not available, the Scottish Government's Cycling Vision of 10% of all trips by cycling will be the starting point.

The parking standards will be applied on a case by case basis for applications involving changes of use, conversions and listed buildings, where other guidance and policies will be utilised to ensure that the proposals meet the Council's aims and objectives in terms of transport.

The zones and parking requirements in the Standards are aligned to public transport accessibility levels, Controlled Parking Zones, and strategic development zones. The Standards for zones with good public transport accessibility will require comparatively less car parking than for zones which are less accessible by public transport ([see page 63](#)). The Standards also align with Planning Use Classes, and are shown for different classes of development on [page 64](#).

Lower car parking will be encouraged for development sites within the existing and proposed Controlled Parking Zone where residential parking permits will be issued in accordance with the Transport and Environment Committee decision of 4 June 2013.

In all developments the level of parking proposed should be lower than, or equal to the maximum limits set by the Standards. Lower provision will be justifiable in highly accessible and dense locations such as the city centre, or where detailed parking overspill mitigation measures have been proposed. In less accessible locations, low levels of parking provision may be considered where carriageway widths are sufficiently wide to safely accommodate on-street parking (the forthcoming Technical Manual

factsheet 'Carriageway Widths' provides street width details), and where it has been determined by parking surveys that there are no existing or potential parking pressures on surrounding streets.

Depending on circumstances, applications for new developments must include reasoned justification for the parking provision proposed. To enable this, appropriate transport information is required for all developments – this should detail the impacts of the development in terms of anticipated parking levels and all forms of access to the site. Transport information provided should therefore include:

- type and scale of development (proposed use, planning use class, number of units/rooms, gross floor area);
- a detailed accommodation schedule, particularly for residential developments, listing numbers of each size of unit;
- identification of existing transport infrastructure in and around the site;
- details of proposed access to and through the site for pedestrians and cyclists, as well as links to footways, cycle paths, shared use and core paths around the site;
- details of proposed access to public transport facilities and services;
- comprehensive parking information detailing proposed parking provision (number and layout/design of spaces, including accessible spaces, electric vehicle charging points, motorcycle and cycle parking);

- parking surveys to understand the potential impact of overspill parking in surrounding streets. The surveys should identify parking space capacity and utilisation on streets surrounding the development and should ideally be 24 hour surveys over a one week period; and
- mitigation measures where low parking provision is proposed – this should include measures which reduce the impact of parking in surrounding streets, including provision of car club vehicles and travel packs detailing the accessibility of public transport and walking and cycling infrastructure.
- For larger developments (50+ residential units, 10,000m²+ gross floor area for business, industry, storage and distribution developments, and 5000m²+ gross floor area for other developments), detailed transport studies are required which include all of the transport information cited previously as well as more detailed examination of potential transport impacts, along with proposed transport measures. This includes:
 - trip generation and modal split forecasts;
 - traffic analysis, to understand the transport impacts of the development;
 - analysis of potential safety issues caused by transport generated by the development;
 - how car use in and around the development will be managed;
 - measures considered to influence travel behaviour in and around the development;

- transport planning and demand management measures including mode share targets; and
- environmental impacts caused by transport in and around the development.

Before applying for planning permission a pre-application discussion with the Council can provide an opportunity to get advice on, and agree the scope of, the parking and transport information requirements of an application. As well as discussing the detailed transport and parking information required, a pre-application meeting can explore the potential need for quality audits, road safety audits and Roads Construction Consents.

The Parking Standards zones reflect the area's accessibility to public transport.. The parking zones map should be used to inform the provision to be applied at a specific development, in a given area of the city. The map can also help when considering opportunities for higher density developments.

In calculating requirements, the Standards generally relate to gross floor areas unless otherwise stated (i.e spaces per habitable rooms in the case of residential developments).



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Parking standards for each relevant planning use class

The table below helps to determine parking allocations, based on 1 space per m^2 of Gross Floor Area unless otherwise stated

Development by planning use class	Car Parking MAXIMUM per parking zone			Cycle Minimum		Motorcycle Minimum	
	Zone 1	Zone 2	Zone 3	Employees	Customers	Employees	Customers
Class 1 Shops							
Retail Warehouse (public use)	1 per 500m ²	1 per 50m ²	1 per 30m ²	1 per 500m ²	1 per 1000m ²	1 per 4000m ²	1 per 2000m ²
Retail Warehouse (trade only)	1 per 3000m ²	1 per 360m ²	1 per 180m ²	1 per 1000m ²	1 per 2000m ²	1 per 8000m ²	1 per 4000m ²
Shops ← 500m ²	1 per 100m ²	1 per 50m ²	1 per 25m ²	1 per 250m ²	1 per 500m ²	1 per 2000m ²	1 per 1000m ²
Shops 500m ² to 2000m ²	1 per 150m ²	1 per 70m ²	1 per 40m ²				
Shops → 2000m ²	1 per 150m ²	1 per 70m ²	1 per 40m ²				
Class 2: Financial/Professional Services	1 per 100m ²	1 per 50m ²	1 per 25m ²				
Accessible parking - minimum provision	One space plus 8% of total capacity when 5 or more car parking spaces are provided						
Electric vehicles - minimum provision	Where 10+ car parking spaces are proposed, one of every six proposed spaces should feature an electric vehicle charge point.						
Class 3 Food/Drink (incl. pubs & takeaways: sui generis)	1 per 20m ²	1 per 14m ²	1 per 11m ²	1 per 75m ²		1 per 20 car spaces	
Accessible parking - minimum provision	One space plus 8% of total capacity when 5 or more car parking spaces are provided						
Electric vehicles - minimum provision	Where 10+ car parking spaces are proposed, one of every six proposed spaces should feature an electric vehicle charge point.						
Class 4: Business	1 per 3000m ²	1 per 385m ²	1 per 210m ²	1 per 150m ²	1 per 1000m ²	1 per 2000m ²	1 per 8000m ²
Class 5: General Industry	1 per 3000m ²	1 per 385m ²	1 per 210m ²	1 per 150m ²	1 per 1000m ²	1 per 2000m ²	1 per 8000m ²
Class 6: Storage/Distribution	1 per 3000m ²	1 per 385m ²	1 per 210m ²	1 per 150m ²	1 per 1000m ²	1 per 2000m ²	1 per 8000m ²
Accessible parking - minimum provision	One space plus 6% of total capacity when 5 or more car parking spaces are provided						
Electric vehicles - minimum provision	Where 10+ car parking spaces are proposed, one of every six proposed spaces should feature an electric vehicle charge point.						

Development by planning use class	Car Parking MAXIMUM per parking zone			Cycle Minimum	Motorcycle Minimum
	Zone 1	Zone 2	Zone 3		
Class 7 Hotels	1 per 5 bedrooms	1 per 2 bedrooms	1 per bedroom	1 per 10 bedrooms	1+1 per 20 car spaces
Coach parking	Coach parking will be assessed on a site by site basis				
Accessible parking - minimum provision	One space plus 8% of total capacity when 5 or more car parking spaces are provided				
Electric vehicles - minimum provision	Where 10+ car parking spaces are proposed, one of every six proposed spaces should feature an electric vehicle charge point.				
Class 8 Residential Institutions: residential homes	1 per 10 beds	1 per 5 beds	1 per 4 beds	1 per 15 beds	1 per 25 beds
Accessible parking - minimum provision	One space plus 12% of total capacity when 5 or more car parking spaces are provided				
Electric vehicles - minimum provision	Where 10+ car parking spaces are proposed, one of every six proposed spaces should feature an electric vehicle charge point.				
	Zone 1 and 2	Zone 3			
Class 9 Housing (including flats: sui generis)					
Studio/ 1 room*	1 per unit**	1 per unit	1 per unit	1 per 25 units	
2 rooms*		1 per unit	2 per unit		
3 rooms*		1 per unit	3 per unit		
4 or more rooms*		1 per unit			
Accessible parking - minimum provision	From a threshold of 10+ dwellings (where parking is communal): 8% of total capacity				
Electric vehicles - minimum provision	Where 10+ car parking spaces are proposed, one of every six proposed spaces should feature an electric vehicle charge point. For dwellings with a driveway/garage, passive provision should be made so that a charge point can be added in the future i.e. a 7 kw socket.				
Car Club	3-7 Units = 1 vehicle, 8-15 units = 2 vehicles, 16-50 = 3 vehicles, 50+ units will be individually assessed.				

* habitable rooms only – excludes kitchens and bathrooms

** Garages counted as car parking at Applicants discretion

Development by planning use class	Car Parking MAXIMUM per parking zone			Cycle Minimum	Motorcycle Minimum
	Zone 1	Zone 2	Zone 3		
Class 10 Non-Residential Institutions					
Schools/nurseries	1 per 150 pupils	1 per 30 pupils	1 per 20 pupils	1 per 9 pupils	1 per 5 car parking spaces +(1 per 250 pupils)
Libraries (m ² Public Floor Area)	1 per 150m ²	1 per 68m ²	1 per 50m ²	2 per 100m ²	1 per 5 car parking spaces
Church/community hall	1 per 120m ²	1 per 50m ²	1 per 40m ²	1 per 67m ²	1 per 10 car parking spaces
Accessible parking - minimum provision	One space plus 8% of total capacity when 5 or more car parking spaces are provided				
Electric vehicles - minimum provision	Where 10+ car parking spaces are proposed, one of every six proposed spaces should feature an electric vehicle charge point.				

	Zone 1	Zone 2	Zone 3		
Class 11 Assembly & Leisure					
Cinemas/theatres	1 per 24 seats	1 per 10 seats	1 per 6 seats	1 per 50 seats	1+1 per 20 car spaces
Stadium	1 per 300 seats	1 per 150 seats	1 per 30 seats	1 per 200 seats	1+1 per 20 car spaces
Leisure Centre/Gym	1 per 240m ²	1 per 100m ²	1 per 60m ²	1 per 20m ²	1+1 per 10 car spaces
Swimming (m ² pool area)	1 per 60m ²	1 per 25m ²	1 per 15m ²	1 per 10m ²	1+1 per 20 car spaces
Accessible parking - minimum provision	One space plus 8% of total capacity when 5 or more car parking spaces are provided				
Electric vehicles - minimum provision	Where 10+ car parking spaces are proposed, one of every six proposed spaces should feature an electric vehicle charge point.				

	Zone 1	Zone 2	Zone 3		
Sui Generis - Motor Trade: display area	1 per 80m ²	1 per 56m ²	1 per 50m ²	1 per 7 staff	1+1 per 20 car spaces
Sui Generis - Motor Trade: spares	1 per 40m ²	1 per 28m ²	1 per 25m ²		
Sui Generis - Motor Trade: Service/repairs	1 per 2 bays	1 per 2 bays	1 per 2 bays		
Sui Generis - Motor Trade: staff	1 per 15 staff	1 per 4 staff	1 per 1.5 staff		
Sui Generis - Student Flats	1 per 20 beds	1 per 6 beds	1 per 5 beds	1 per 1 bed	1 per 25 beds
Accessible parking - minimum provision	One space plus 6% of total capacity when 5 or more car parking spaces are provided				

2.5 Environmental protection

Development should actively help enhance the environment, manage exposure to pollution and reduce overall emissions.

Adopt good design principles that reduce emissions (noise, air and light pollution) and contribute to better pollution management.

Balconies should be avoided in locations which experience poor air quality, and where there is excessive noise.

Local Development Plan policies

- Env 2 - Pollution and Air, Water and Soil Quality

Air Quality

The location and design of a development has a direct influence on exposure to elevated air pollution levels. This is particularly relevant where developments include sensitive uses such as residential uses, hospitals, schools, open spaces and playgrounds. Developers should maximise the contribution the building's design, layout and orientation make to avoiding the increased exposure to poor air quality and these elements, therefore, need to be considered at the initial design stage.

Good practice principles in the design stage should be aligned to Delivering Cleaner Air for Scotland, and should consider the following:

- New developments should not contravene the **Council's Air Quality Action Plan**, or render any of the measures unworkable;
- Wherever possible, new developments should not create a new "street canyon" or building layouts that inhibit effective dispersion of pollutants;
- Delivering sustainable development should be the key theme for the assessment of any application; and
- New development should be designed to minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads, or directing combustion exhaust through well-sited vents or chimney stacks.

Where possible, new trafficked roads should align to prevailing winds which may help with pollutant dispersal, alternatively, the creation of a buffer zone between busy roads and buildings could be another practical solution to pollution exposure.

Other relevant national guidance and policy which should be adhered to includes **Planning Advice Note 51 (Revised 2006): Planning, Environmental Protection and Regulation**, and **Cleaner Air for Scotland: The Road to a Healthier Future, November 2015**.

Developers should also consider the location of outside space including gardens, balconies and roof terraces proposed in areas of particularly poor air quality. Outside spaces should be screened by planting where practical, and be appropriately designed and positioned to minimise exposure to pollutants.

Protecting internal air quality

To protect internal air quality, developers should specify environmentally sensitive (non-toxic) building materials. The use of materials or products that produce volatile organic compounds and formaldehyde which can affect human health, should be avoided. It is also important to maintain combustion plant and equipment, such as boilers, and ensure they are operating at their optimum efficiency to minimise harmful emissions.



Air flow pattern in a street canyon – where vehicular traffic is expected street canyons should be avoided

Noise

In addition to reducing general quality of life, excessive noise can damage health and harm the environment.

The density and mix of uses within Edinburgh contribute to the vibrancy of the place. However, noise associated with this mixture of land uses can be a nuisance to sensitive occupiers.

Where a proposed development will emit noise, the site layout should be designed to minimise future noise complaints, incorporating the most appropriate mitigation measures into the scheme.

Where a proposed sensitive development is likely to be exposed to noise, developers should design the layout to minimise noise and implement the most appropriate measures to ensure amenity is protected. This could include locating noise sensitive areas/rooms away from the parts of the site most exposed to noise or designing the building so its shape and orientation reflect noise and protect the most sensitive uses.

Masterplan layouts should be designed to allow enough external space to accommodate landscape buffers (with mounding and planting) from any source of noise (e.g., busy roads, factories, etc). Such solutions are preferable to the use of acoustic barriers which are visually unsightly. Green acoustic barriers may be more attractive but they have a high maintenance burden. Landscape mounding and planting is much better as it also contributes to visual amenity and biodiversity enhancement.



Good design for noise was used at Our Dynamic Earth to stop noise escaping from one of their function areas. Instead of installing doors they installed a triangle, zigzagged corridor.

Reference should be made to [Planning Advice Note 1/2011 Planning and Noise](#) in addition to industry technical guidance and British Standards when addressing relevant issues, for example BS4142 – Method for Rating Industrial Noise Affecting Mixed Residential & Industrial Areas and BS8233:2014 - Guidance on sound insulation and noise reduction for buildings.

Lighting

Lighting is a critical component in the design of high quality public realm and it has an important role in supporting placemaking across the city. [The Sustainable Lighting Strategy for Edinburgh](#) offers lighting principles which help to encourage lighting designs that will reduce energy use and cost, and minimise light pollution.

Further guidance is contained within; [Guidance Note; Controlling Light Pollution and Reducing Lighting Energy Consumption](#);

[PAN 51: Planning, Environmental Protection and Regulation](#); and

[PAN 77: Designing Safer Places](#).

Contaminated Land

Early identification of land contamination issues enable the consideration of mitigation measures, phasing and the potential to implement less expensive, and more sustainable, in-situ clean up technologies. An assessment of the risks associated with developing contaminated or potentially contaminated land is essential to inform decisions about the appropriate level of treatment, clean up or sustainable remediation that may be required. The Council holds details on potentially contaminated land based on historic land uses. Where a site is affected by contamination, it is the developer's or landowner's responsibility to develop the site safely.

Odour

Chimney or flue termination points located at low levels in relation to adjacent buildings, can cause problems for residential amenity, as well as having visual impacts. Consideration should be given when designing extraction for commercial kitchens, the flue system for a wood burning stove or when dealing with the industrial processes to the location and height of these points. It is more effective to address odour at the design and planning stage of a new plant or process than to seek to abate a statutory nuisance from odours retrospectively.

2.6 Minimise energy use

Minimise energy needs through a combination of energy efficiency and incorporate low or zero carbon equipment.

Ensure low and zero carbon equipment is sensitively integrated into the design.

Support appropriate energy generation to help meet national targets.

Local Development Plan policies

- *Des 6 - Sustainable Buildings*

Scottish Ministers have set ambitious climate change targets around cutting greenhouse gas emissions. More energy efficient buildings and decarbonising the heat supply are key to helping achieve these targets.

Energy Reduction in New Buildings

All new developments will be expected to comply with the carbon dioxide emissions reduction targets set out within Section 6 - Energy and Section 7 - Sustainability of the current Scottish Building Regulations through a combination of energy efficiency measures such as high levels of insulation, air tightness, energy efficient appliances, and the use of low or zero carbon technology.

For all relevant applications, the sustainability statement form (S1) should be completed and submitted with the application. Development that has been independently assessed under BREEAM

or equivalent is required to achieve a sustainability accreditation/award of at least very good. Achieving a Silver level certificate for Section 7 of the Building Regulations is considered by Planning to be equivalent to a very good accreditation for BREEAM.

Heat Mapping

Heat mapping is an important tool to help identify locations where heat distribution is most likely to be beneficial and economical. It can be used to identify individual buildings and groups of buildings which could benefit from heat distribution networks. Heat maps can utilise information on both demand (domestic, industrial and commercial) and supply for renewable heat. The Scottish Government has developed a heat mapping tool for local authorities based on using standard GIS methodologies.

Heat Opportunities Mapping Supplementary Guidance has been adopted by City of Edinburgh Council. The Guidance considers the potential to establish district heating and/or cooling networks and associated opportunities for heat storage and energy centres and looks at how implementation of such initiatives could best be supported.

Edinburgh's Sustainable Energy Action Plan 2015 - 2020 (SEAP) shows Edinburgh's aims for minimising energy use and provides details of the actions supporting the introduction of heat mapping and district heating.



Minimising energy use through careful design—Garvald Street
This housing development achieved a BREEAM excellence award in recognition of its high standards of sustainability. It achieves this through a range of measures including insulation, airtightness and heat recovery.



Integrating micro renewables—Kings Buildings
Solar Panels are integrated into the design of the elevation.

2.7 Materials and detailing

Harmonise materials on new development with the materials used on surrounding buildings.

Use sandstone where sandstone is the commonly used building material.

Where alternative materials are used, these should either harmonise or provide a striking contrast.

Keep the number of materials on new development to a minimum.

Detail buildings to ensure they have a good visual appearance that lasts over time.

Use greenroofs where appropriate and creative detailing to help manage surface water.

Protect and enhance biodiversity by incorporating habitat structures into the detailing of buildings.

Local Development Plan policies

- *Des 4 d) - Development Design*
- *Des 6 - Sustainable Buildings*
- *Des 9 – Urban Edge Development*

Materials are key to whether or not development achieves sufficient design quality, appropriate for its context.

Edinburgh's distinctive appearance and character is partly a result of the limited palette of quality traditional materials that are used in its buildings. Much of the city's built heritage is characterised by sandstone buildings and slate roofs.

Some parts of the city use a wider range of materials in addition to these. In these areas there may be more scope to use alternative high quality materials than elsewhere.

Development at the urban edge should make use of materials, colours and textures that integrate well with the adjacent settlements and contribute to the overall unity of the landscape setting. Materials that detract from the visual character of the greenbelt boundary will not be supported.

The reasoning behind the selection of materials should be set out in a design statement.

The long term visual success of building materials is dependent on how they are detailed and how they weather. Some materials are more likely to suffer from adverse weathering such as staining. Where the Council thinks this might be the case, detailed drawings may be required to fully assess the proposals. The durability of particular materials can be assessed by examining existing examples.

Construction techniques can be used to incorporate habitat structures into the design of new buildings in order to increase biodiversity, for example, bat and swift boxes. Further information can be found in 'Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build'.

The following pages set out in more detail the Council's technical expectations for building materials.



High quality detailing and design – Circus Lane

Considerable attention to detail has helped create a very refined design. This building sets the standard for mews conversions within the city.

The choice of building materials may be a condition of planning permission.

On larger or more prominent schemes, sample panels may need to be constructed for approval. This is to demonstrate how the proposed building materials fit together. This should include hard landscaping details.

Section 3.7 Hard landscape, sets out the Council's expectations for materials in hard landscaped areas.

Stone

Edinburgh's distinctive sandstone forms the basis of the city's traditional character and inherent quality.

Much of Edinburgh's sandstone was hewn from local quarries that are now closed; most famously Craigleith but also at other quarries such as Hailes, Humbie, Ravelston, Binnie and Granton.

It is expected that natural sandstone will be used as the main external building material in development where sandstone is the dominant material on neighbouring buildings or in the surrounding area. This is particularly important on facades that can be seen from the street.

This principle applies in conservation areas but also to other areas of the city with stone buildings including prominent areas such as arterial routes.

Scottish sandstone is still available from a few quarries, such as Clashach in Moray and Cullaloe in Fife, a good match for Craigleith stone. Pennine Sandstones - Crosland Hill can also provide suitable matches.

Red sandstone, historically from the West of Scotland, contributes towards the city's character. It has been used effectively to help integrate modern buildings into historic areas where red sandstone is already used.

Granite is considered acceptable, where a contrast with surrounding buildings is appropriate (for example to emphasise important public buildings) and as a secondary element (for example on plinths where its

robustness and good weathering characteristics helps maintain the appearance of buildings).

The size of stone used should match that of nearby buildings.



Sandstone in a villa area—Newbattle Terrace

Sandstone will be sought for new buildings in villa areas where the surrounding buildings are built of sandstone.



Where sandstone would be sought—Angle Park Ter.

If the white painted building were to be demolished, the Council would seek a sandstone for its replacement, given the site's context of sandstone buildings on each side.



Modern use of stone in an historic context

At the Museum of Scotland (above) rigorous and sculptural use of sandstone cladding provides the building with a striking contemporary aesthetic that responds positively to the surrounding historic context. Care needs to be taken with any proposal like this, that the detailing mitigates adverse weathering and staining.



Informatics Forum—Charles Street

Sandstone is built into vertically proportioned panels which are used to order the design of the elevations.

Cast stone and concrete

Cast stone and concrete are acceptable where their uniform appearance is appropriate and where measures have been taken to avoid adverse weathering such as the build up of dirt, streaking and staining.

It is important that there is a strong underlying reason for using cast stone or concrete rather than stone.

One reason is that the design may be based around an idea of having very large or unusual shaped panels that would be very difficult to construct in single blocks of stone.

Measures to avoid adverse weathering include:

- Architectural details which control the water run-off from a facade in ways which enhance the weathering characteristics;
- The specification of the surface finish; and
- The inclusion of sealants to the surface.

Cast stone is manufactured with aggregate and a cementitious binder. Its appearance is intended to be similar to natural stone. Unlike naturally formed stone, which tends to be visually rich, blocks of cast stone appear alike. This can look dull in comparison with natural stone. This effect is emphasised over time when typically cast stone will weather in a more uniform way than similarly detailed natural stone.

Further information about pre-cast concrete cladding can be found at www.britishprecast.org.



A mixture of cast stone & natural stone—Morrison St.
Cast stone was used at high level on the drum shaped part of the building while natural stone was used at low level on the corners.



In-Situ Concrete—Museum of Scotland
This concrete is used to sculptural effect on the museum building.



Concrete used sculpturally—Horse Wynd
The sculptural potential of concrete is exploited in the Parliament wall with the patterned surface and integration of lights



Textures created with concrete—Princes Street
Concrete panels with a textured surface treatment are used on this recent building on Princes Street.

Cladding

High quality metal cladding may be acceptable in some historic environments where there is already a range of building materials. It may also be acceptable where overt contrast is sought and considered appropriate. Appropriateness depends on the quality of the finish and detailing as well as the character of the surrounding environment. High quality metal cladding might be acceptable in some locations in the Old Town, it is less likely to be acceptable amongst the palatial frontages of the New Town. The surface finish of the cladding should be raw or treated metal which does not have a coating. The fixings of any cladding should be hidden.

There are a range of cladding materials and ways in which these can be constructed. Metal cladding can provide buildings with a striking contemporary appearance, however, if used inappropriately it can have a negative visual effect.

Resin and cement based panels can be used on less sensitive sites and where their use is limited or will have a minimal visual impact. Because of their poorer visual characteristics in comparison with metal claddings like anodised aluminium, stainless steel and zinc - these should be avoided in conservation areas including those with villas.

Where resin based panels are used as cladding, synthetic prints which aim to emulate wood should be avoided. These are not considered to have as positive a visual effect as natural timber.



Using zinc to provide striking contrast— Infirmary St.

The zinc cladding combined with the modern building form provides a positive contemporary contrast to the historic former Infirmary Street Baths building.



Aluminium—Simpson Loan

Multi-toned anodised aluminium cladding provides a striking and positive contrast to the historic buildings making the distinction between new and old very clear.



Too many materials

The cladding, blockwork and render and their detailing used at this development would not now meet the Council's expectations for appropriate quality.



High quality detailing—Sighthill Court

Construction of a sample panel and approval were required by condition in order to ensure the design intent of a high quality finish was executed.

Timber

Timber should be appropriately detailed to ensure that it retains a good visual appearance over time, and that durable species should always be used. Sensitive sites include conservation areas and arterial routes into the city. Durable species include European Oak, Western Red Cedar and Sweet Chestnut. Moderately durable species can be used on smaller proposals which are not in sensitive sites. Moderately durable species include Larch, Douglas Fir and European redwood.

Tropical hardwoods should be avoided unless it can be clearly demonstrated that these are sourced sustainably. More information about timber can be found at www.trada.co.uk.

For local developments in sensitive locations and all major developments durable species should be used. Sensitive sites include conservation areas and arterial routes into the city.

Specification and architectural details at a 1:5 or 1:10 scale of the proposed timber cladding may be sought. These should set out the thickness of the timber (which should not be less than 19mm finished size) and the types of fixings, which should be specified to ensure no staining. The details should show how water will be shed clear of the ends of timber to ensure moisture absorption is prevented.



Careful detailing—Arboretum Place

The timber cladding overhangs cladding on lower levels of the building. This helps shed water from its surface, and protects it from adverse weathering.



Durable species—Informatics Forum

The timber cladding is Oak. This is a durable species that is appropriate for use in prominent or sensitive areas.



Sculptural effect—Upton

The timber cladding is used to give these houses a striking appearance.

Image courtesy of Steve Tiesdell Legacy Collection

Brick

Brick generally has good weathering characteristics, and can be specified so that its colour and texture harmonises with surrounding buildings. In sites outwith conservation areas and where the design proposed is of a high quality, brick can be used positively.

Where brick is used in an existing context of stone buildings it is expected that the brick and mortar will be specified to harmonise with the range and tone of colours in the surrounding buildings. Note that generally, the expectation is for the use of natural stone where natural stone is the prevalent building material.

Brick can also be used to provide contrast, however, care needs to be taken with this approach to ensure that the architectural effect is not at the expense of the quality of the design of the street as a whole.

The proportions of windows play a major role in giving brick buildings an Edinburgh character. Traditional tenements have large vertically proportioned windows. Using windows of the same size and alignment can help integrate brick buildings into their surroundings.

Although not a prevalent building material, brick has been used in certain locations within Edinburgh to positive effect. Brick is commonly used in industrial structures such as maltings and as a secondary element, for example on side and rear elevations or chimney stacks. Many traditional Edinburgh examples used locally produced Portobello brick which was produced into the early 20th Century.

Care needs to be taken with the specification of brick and also during construction to avoid efflorescence. This is the build up of salts present in the brick material appearing on the surface of the wall as the mortar cures.



Subtle variation—Telford March
Two different mixes of brick have been used to provide variation in colour within the elevations.



Modern use of brick in an historic environment—McEwan Square / Fountainbridge
Brick has been used to integrate this development into its historic surroundings. The development is overtly contemporary in its appearance. The colour of bricks was chosen to harmonise with the stone of the adjacent tenements. Combined with the vertical emphasis to the window and the building's scale, the material choice has helped ensure this development adds to Edinburgh's sense of place. This development sets the standard for the use of brick within Edinburgh.

Render/harl

When appropriately specified and in appropriate locations, render can be used as an external building material which can contribute towards Edinburgh's sense of place.

Appropriate specifications include:

- Ensuring it does not discolour or fade over time and it does not suffer from algae growth or lime bloom;
- Consideration of the location of all expansion and movement joints, slim vents, boiler flues, extract ducts and rain water goods etc. to ensure these do not have an adverse visual impact; and
- Consideration of architectural detailing to shed water from the surface of the render. Note that details may be sought.

There is a strong tradition of rendered buildings in parts of the city area which predate the building of the New Town, for example, the Old Town and the centre of Queensferry. This use has continued and render can be used to provide contrast in locations like these on contemporary buildings. Where render would make a building stand out in longer views, this should generally be avoided.

Render also has a contemporary appearance that is appropriate in areas where the overall character is modern.

In some areas, because of levels of vehicular traffic and microclimate, pronounced weathering is evident. On rendered buildings this can look adverse. An example area is the Cowgate, where the canyon-like form of the street contains pollution which stains

external wall surfaces. Render tends to highlight these effects rather than suppress them.

For this reason contextually appropriate alternative materials with better weathering characteristics may

be a better choice in areas or streets like this.

Traditional lime renders and lime harling can be used in appropriate locations.



Integrating the new with the old - High Street

The controlled use of render, combined with sandstone, create a positive modern addition to the Old Town



Positive contrast - Old Fishmarket Close, off High St

The use of render and timber contrast positively with surrounding stone buildings.



Impacting adversely on views - Calton Hill

The rendered buildings stand out against the surrounding stone and slate buildings. Alternative materials may have allowed the buildings to integrate better into the view.

Hard roofing materials

Slate, pantiles and metals such as lead, stainless steel, zinc and copper contribute to Edinburgh's roovescape. All these materials are generally considered appropriate. Synthetic versions of these materials should be avoided in conservation areas.

The use of synthetic materials will be considered on a case by case basis in other areas of the city and their appropriateness will be assessed against:

- The extent of use;
- Their prominence on the building; and
- The prominence of the building on the setting of the city and setting of the street.

Edinburgh has a strong tradition of using slate (such as Ballachulish) as a roofing material. The palette of darker greys of slate helps to draw out the warmth of sandstone.

Synthetic materials inadequately replicate the characteristics of materials they seek to emulate and as a consequence have a poorer appearance.

The vulnerability of metal roofing to theft should be considered at the design stage.



Metal roofing in a historic context — Canongate
Stainless Steel roofing has been used on the Scottish Parliament.



Traditional roofing materials
Slate, Lead and zinc are traditional roofing materials used in Edinburgh—seen here from the Museum of Scotland's roof.

Green roofs

Green roofs are flat or sloping roofs with some form of vegetation placed on them. They are intensively or extensively managed; the former with a deep soil profile supporting shrubs, trees and grass, and the latter with a shallow soil profile growing drought tolerant self seeding vegetation. Both are encouraged in appropriate locations, particularly adjacent to green/blue corridors and will be encouraged in locations adjacent (within 15m) of river corridors. They have numerous benefits that include prolonging the life of the roof, attenuating water, reducing sound transmission, improving thermal efficiency, enhancing air quality, and habitat creation. Green roofs should not be regarded as an alternative to open space provision on the ground.

Care should be taken to ensure that they do not have an adverse visual effect, for example, disrupting a visually cohesive existing roovescape. Green walls can also be used in certain circumstances and provide many of the benefits of green roofs.



Green Roof with wildflower planting - Waverley Court
The planting on this green roof has been designed to enhance biodiversity

Gull and Pigeon Deterrents

All developments should include roof designs which deter roosting and nesting gulls and pigeons. Example of roof designs which are unattractive for nesting are:

- Roofs which have a smooth surface and a pitch of more than 25%; and
- Green roofs which are intensive, accessible roof gardens as the associated human disturbance will prevent nesting.

Where a flat roof, or features on other types of roof, may support roosting and nesting, appropriate deterrent measures should be included in the design. Any measures must be carefully designed and maintained to avoid impacts on non-target species and also to avoid welfare issues such as trapping, injury or death of birds. Gulls are a protected group by law (Wildlife & Countryside Act 1981). Measures which would have an adverse impact on the special character of the building or its context will not be supported.

Useful information about design, appropriate measures and maintenance can be found here.

Aircraft Safety

The impacts of requirements for aircraft safety - for example the need to deter birds from roofs - should be considered at the outset to ensure any resulting features are sensitively incorporated.



Frameless glazing — Festival Theatre, Nicolson Street
The refined detailing of the frameless glazing helps create a striking modern addition to the street.

Other Materials

To help the sustainability of development, uPVC should not be used as a material for windows on major planning applications unless it can be demonstrated that they are recycled and achieve a minimum rating of 'A' in the BRE 'Green Guide'. Thermally broken aluminium, aluminium / timber composites, and timber windows may provide suitable alternatives. For listed buildings and conservation areas refer to the [Council's Guidance on Listed Buildings & Conservation Areas](#).

Timber should be from a sustainable source. The reuse and recycling of materials is encouraged. When

making an application, the [Sustainability Statement Form \(S1\)](#) should be completed.

Opaque panels in glazing systems or windows should be avoided.

Consideration should be given to 'bat friendly' roof membranes to support bat populations.



Curtain Walling - Buccleuch Place
The potential offered by glazing systems with variations in the window widths, patterning of the glass and mullion depths is fully taken advantage of here.



Frameless glazing - George Square Lane
Glazing is used to create the effect of a floating roof on this building.



Materials and colours in distant city views

As mentioned in Section 2.1, building height, building mass, roof treatment, materials and colour can all impact on city views and Edinburgh's skyline.

The flats in the middle foreground are taller and larger than neighbouring buildings. Due to the flat horizontal lines and the colour of the buildings (cream and turquoise) they do not blend into the townscape.



View of the city from the Pentlands.

The suburban development in the foreground is small scale consisting of traditional building materials with earthy colours which do not detract from the landscape.

2.8 Adaptability

Ensure buildings are adaptable to the future needs of different occupiers.

Local Development Plan policies

- Des 5 b) - Development Design

Adaptability

Many buildings are designed with specific uses in mind. If the design becomes too specific it can become very difficult to make changes to the building and give it a new use at a later date. Examples of making buildings more adaptable include:

- Creating level access so that buildings can be used by all;
- Ensuring there is sufficient space for changing needs;
- Ensuring there is sufficient space to store waste within the site, preferably internally, so that it is off public land until it requires to be collected;
- Making floor to ceiling heights high enough to accommodate a range of different uses;
- Providing space for extensions; and
- Designing roof spaces so that they can easily be turned into floor spaces.



Adaptable laboratory building— Old Dalkeith Road

This building was designed to allow different types and sizes of laboratory space and all their associated services to be fitted out and changed over time.



Adaptability in suburbia

The houses are designed with sufficient space that extensions can be added while retaining relatively large gardens. In addition, attics have been converted.

2.9 Mix of uses

If appropriate, create a mix of uses.

Local Development Plan policies

- *Des 2b - Co-ordinated Development*
- *Des 5 b) - Development Design*

Mix of uses

Having a mix of uses in a development can help both its sustainability and the sustainability of an area as a whole. If the services that people use are located in close proximity to where they are, there will be less reliance on transport as people will be more likely to walk.

Making places vibrant and interesting through providing a mix of uses, will help them resilient to changes in the economy and more attractive to new development.



Mix of uses— Middle Meadow Walk

This new development incorporates a mix of uses including housing, offices, gym, shops and cafes.



Mix of uses— Newhall, England

*This office integrates into this suburban development.
Image courtesy of Steve Tiesdell Legacy Collection.*

2.10 Daylight, sunlight, privacy and outlook

Design the building form and windows of new development to ensure that the amenity of neighbouring developments is not adversely affected and that future occupiers have reasonable levels of amenity in relation to:

- daylight;
- sunlight; and
- privacy and immediate outlook.

Local Development Plan policies

- *Des 5 a) - Development Design*

Providing good levels of natural light and sunlight in buildings and spaces is beneficial to the health and quality of life of the residents and users of the buildings as well as helping to save energy through reducing lighting and heating demands. For this reason all proposals for housing (including student housing, HMO's and residential care) must meet the daylight requirements for living spaces (living rooms, kitchens and bedrooms).

It is important that buildings are spaced far enough apart that reasonable levels of privacy, outlook, daylight and sunlight can be achieved. However, care should be taken that buildings do not become so far apart that the townscape becomes uninteresting. Therefore, achieving reasonable amenity needs to be balanced against achieving good townscape.

Trees have an effect on daylight and sunlight. This can be positive - for example, deciduous trees provide shading from the sun in summertime but let sunlight into buildings in winter. However, if buildings are too close to trees daylight can be adversely affected.

To achieve reasonable levels of daylight, windows must be big enough and interiors must be designed to a deep enough level that ensures daylight can penetrate within them. Reasonable levels of sunlight to buildings and spaces will be achieved if sufficient account is taken of orientation.

Edinburgh has a wealth of successful areas where good levels of daylighting, sunlight, privacy and outlook have been achieved. These can be used as a guide to the layout and form of new development. When comparing proposed new development against existing situations, scale drawings, showing layout including external spaces, building height and elevations should be provided along with the relevant calculations and methodology. It is the responsibility of the agent/applicant to ensure that this information is provided and that all affected properties are clearly shown and tested.

This section applies to all new development where these aspects of amenity are particularly valued including housing, schools, nurseries, hospitals and clinics.



Marchmont—Arden Street

These tenements manage to provide good levels of daylight to all the properties. This is a result of the high floor to ceiling heights and relatively large and tall windows which allow daylight to go deep into the rooms.



Gables—Haymarket Terrace

The upper floors of the modern office are set back from windows on the tenements' gable. This allows some daylight to reach the windows, but importantly maintains the street frontage.

Protecting daylight to existing buildings

Daylight is a requirement for living rooms, Kitchens (where these are not internalised) and bedrooms, and for non-domestic buildings where daylight would be a reasonable expectation such as schools, hospitals, hotels and hostels, small workshops and some offices.

When there is concern about potential levels of daylight, the Council will refer to the *BRE Guide, Site Layout Planning for Daylight and Sunlight – A Guide to good practice*. This shows how to measure daylight and sunlight.

New buildings should be spaced out so that reasonable levels of daylight to existing buildings are maintained. The layout of buildings in an area will be used by the Council to assess whether the proposed spacing is reasonable.

The amount of daylight inside new buildings will be influenced by a number of factors such as the height and number of windows, the presence of obstructions, the depth of the building and the reflectance of surfaces nearby. If the space in a layout is restricted the level of daylighting can be increased in a number of ways including increasing window sizes. Raising the height of the window head can be particularly effective especially for basement windows.

It is important to understand the difference between the levels of daylight before and after the proposed development is in place. Applicants should provide assessment information showing the amount of

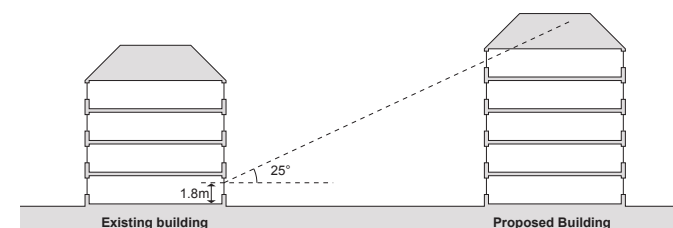
daylight in an existing building before and after the proposed development is in place in order to demonstrate that there would not be an unacceptable impact on daylight to existing buildings.

The amount of daylight reaching an external wall is measured by the Vertical Sky Component (VSC). The Council requires this to be more than 27% or 0.8 of its former value. If this is not the case, changes to the building design, including a reduction in building height may be required. 27% VSC is achieved where new development does not rise above a 25° line drawn in section from the horizontal at the mid-point of the existing window to be tested. This is the 25° method.

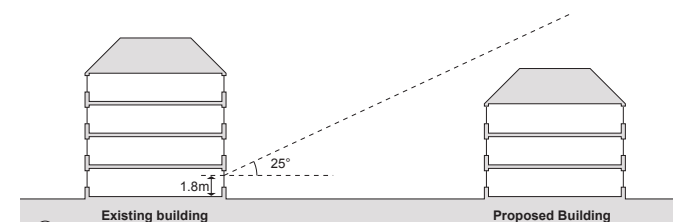
The vertical sky method can be measured using more complex methods that are set out in the BRE guide.

If a proposed development would not meet these requirements, particularly in the more sensitive and densely planned parts of Edinburgh, the Council may require more detailed information on the likely amount of daylight in affected rooms in existing buildings. This will be assessed using the Average Daylight Factor (ADF) methodology. It is expected that applicants will use the following criteria for calculations:

Daylight to bathrooms, stores and hallways will not be protected. Daylight to gables and side windows is generally not protected.



Measuring Vertical Sky Component 25° method example 1
This situation may fail to provide reasonable levels of daylight to the existing building.



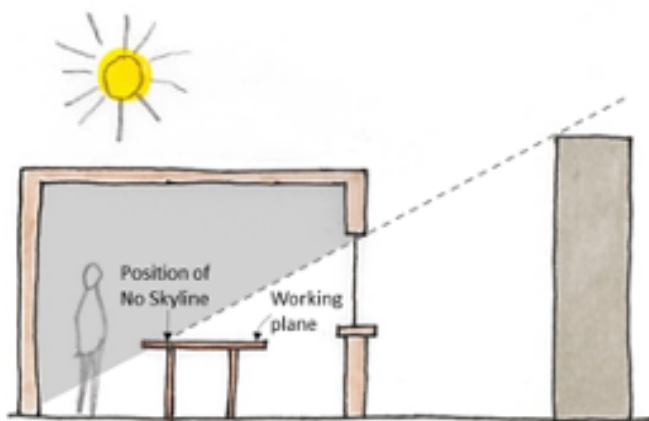
Measuring Vertical Sky Component 25° method example 2
This situation would provide reasonable levels of daylight to the existing building.

Minimum ADF for bedrooms	1%
Minimum ADF for living rooms	1.5%
Minimum ADF for kitchens	2%
Minimum ADF to reading spaces in libraries, classrooms and educational buildings where these currently exceed	2%
Transmittance of double glazing	0.65
Correction factor for dirt, curtains etc.	0.9
Net to gross area of window	0.7
Average reflectance of room surfaces	0.5

Providing daylight to new buildings

Another measure of daylight is known as the position of the “no sky line” (the point beyond which the sky cannot be seen on a working plane*). The BRE guide explains this in detail. If drawings can be provided that show that direct skylight will penetrate at least half way into rooms within new development at the height of the working plane* and where windows make up more than 25% of the external wall area, this will ensure that adequate daylight is provided to new development.

Providing adequate daylight to new development does not guarantee that adequate daylight will be maintained to existing development. This could be the case in instances where the existing building is lower.



No sky line method

The no sky line divides areas of the working plane* which can and cannot receive direct skylight. The extent of skylight in a room can be increased by raising the height of the window head.

*the working plane will be different for different types of rooms – in housing it is assumed to be 0.85m above floor level and 0.7m high in offices.

Sunlight to new gardens and open spaces

Sunlight is an important feature of gardens and open spaces. Applicants should assess the availability of sunlight for all open spaces which could be created or affected by new development, this includes:

- gardens (usually the main back garden);
- parks and playing fields;
- children’s playgrounds;
- outdoor swimming pools and paddling pools;
- sitting out areas such as those between non-domestic buildings and public squares;
- focal points for views such as a group of monuments or fountains

Each of these spaces will have different sunlight requirements however half the area of gardens or amenity spaces should be capable of receiving potential sunlight for more than two hours during the spring equinox. This will be assessed using hour by hour shadow plans for each hour of 21 March.

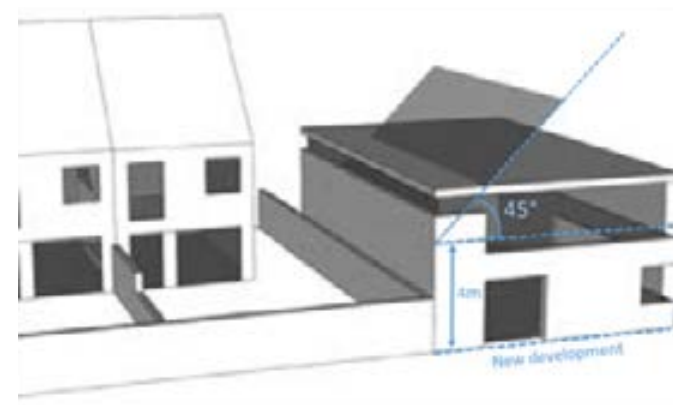
Sunlight to existing gardens and spaces

New buildings should be laid out so that reasonable levels of sunlight are maintained to existing gardens and spaces.

Whether sunlight to neighbouring gardens will be affected can be tested by checking whether new development rises above a 45° line drawn in section from the site boundary. If a development rises above this line, the amount of sunlight falling in

the neighbouring garden might be affected. To take account of orientation, the 45° line should be drawn at the following heights above ground level along the different boundaries around the site:

Orientation of boundary in relation to potentially affected garden	Height of 45° line above boundary
N	4m
NE	3.5m
E	2.8m
SE	2.3m
S	2m
SW	2m
W	2.4m
NW	3.3m



45° method for sunlight

This sketch shows a proposed development located on the north side of an existing garden. The sunlight to the neighbouring garden might be adversely affected because it rises above the 45 degree line set from 4m above the boundary.

The use of the affected area of the garden and the size of the garden as a whole will be taken into account when assessing whether any loss of sunlight is adverse. The sunlight of spaces between gables will not be protected unless the affected space is of particular amenity value in comparison with the remainder of the garden. Such a space may include one that has been designed with the house as a patio.

Note that these heights do not indicate whether a development will be acceptable when assessed against other considerations.

Where there is an established high quality townscape which in itself would not satisfy the requirements of the 45° method for sunlight (such as the Old Town) sunlight will be assessed using before and after plans showing shadows for each hour on 21 March. The qualities of the existing space and the effects of sunlight, both before and after will inform whether any loss of sunlight is considered adverse.

Privacy and outlook

People value privacy within their homes but they also value outlook - the ability to look outside, whether to gardens, streets or more long distance views. To achieve both, windows should be set out so that direct views between dwellings are avoided.

The rearward side of development often provides a better opportunity for privacy and outlook than the streetward side of development. This is because on the streetward side, privacy to some degree is already compromised by the fact that people in the street can come relatively close to the windows of dwellings.

Privacy is generally achieved in these situations through the installation of blinds, curtains and translucent glass, etc.

The pattern of development in an area will help to define appropriate distances between buildings and consequential privacy distances. This means that there may be higher expectations for separation in suburban areas than in historic areas such as the Old Town.

On the rearward side, as well as spacing windows far apart, reasonable levels of privacy can be achieved by setting out windows on opposing buildings so that there are not direct views between them, angling windows and erecting screens between ground floor windows. In assessing this, the Council will look at each case individually and assess the practicalities of achieving privacy against the need for development.

Though private views will not be protected, immediate outlook of the foreground of what can be seen from within a building may be. Unless there are exceptional circumstances, this means that new development that blocks out the immediate outlook of an existing dwelling must be avoided.

This guidance does not seek to protect the privacy of gables of existing housing.

2.11 Housing mix and size, and supporting facilities

Ensure there is a mix of dwelling types and sizes to meet a range of housing needs including those of families, older people and people with special needs.

Make sure the size of homes are adequate for the numbers of people that could be living there.

Provide adequate storage for general needs, waste and recycling, and bicycles.

Ensure the design of new housing is “tenure blind”.

Local Development Plan policies

- Hou 2 - Housing Mix
- Hou 10 - Community Facilities

Edinburgh Local Development Plan Policy Hou 2 seeks to provide housing that will meet a range of housing needs including people with special needs and older people. A mix of unit sizes and housing types will have a positive impact on ensuring the delivery of varied and sustainable communities. This mix should respond to the differing needs of residents, immediate site conditions and citywide objectives. As a general principle an inclusive approach to design should be taken to ensure that buildings are accessible to as wide a range of people as possible. Solutions to make houses accessible should be integral to a design rather than an afterthought added in order to meet duties under building standards or other legislation.

It is expected that within all developments of 12 or more units at least 20% of these units will have a minimum internal floor area of 91m² and should be designed for growing families. These will have direct access to private garden, from either ground or first floor level; enhanced storage and convenient access to play areas.

Housing type	Examples:
Flats - self-contained premises within a building which is divided horizontally - some may have an entrance taken directly from the street	<ul style="list-style-type: none"> • 4 in a block • Tenement • Studio apartments • Maisonettes • Colonies • Garden flats
Houses - self-contained dwelling with an entrance taken from the street Detached	<ul style="list-style-type: none"> • Semi-detached • Terraced • Town house • Cottage • Bungalow • Mansion

In larger development sites, the provision of facilities and services to support the existing and proposed community may be required. These may include local healthcare facilities, childcare facilities and meeting places. Commercial units may be needed, if these do not already exist in the area.

Affordable housing will be required in accordance with the policy in the **Edinburgh Local Development Plan and associated guidance**.



Tenure blind housing at Gracemount— Soutra Road
Here the market housing and affordable housing is integrated by using the same materials for buildings and street and designing the housing to have a similar appearance.

Student housing

Student accommodation should comprise a mix of type of accommodation, including cluster units, to meet varying needs of students.

Student accommodation is a primary place of residence and therefore it is critical that design is of a high quality with adequate amenity to contribute to healthy and sustainable lifestyles and quality of life. The provision of daylight, sunlight, privacy and outlook is of particular importance (see section 2.10). Where development cannot reasonably accord with the minimum standards required, development will not be supported.



Student Housing - St Leonards Street

More guidance is provided in the City of [Edinburgh Council's Student Housing guidance \(Feb 2016\)](#).

The long term adaptability of new student housing should also be taken into account- considering how easily the buildings could be converted into mainstream housing with satisfactory level of amenity should the demand for student housing decline.

Designing housing for older people and those with disabilities

Lifetime Homes is a concept developed by housing specialists to ensure that homes are accessible and inclusive. The Living Homes standard sets out 16 design criteria which allow houses to accommodate change in people's requirements throughout their lives. The design principles include:

- The approach to all entrances should preferably be level or gently sloping;
- All entrances should be illuminated and have level access over the threshold;
- Enable convenient movement in hallways and through doorways
- Enable convenient movement in rooms for as many people as possible
- Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future
- Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room

More detailed design information and guidance can be found in:

[Building standards technical handbook: domestic.](#)

[Best Practice Guidance for wheelchair accessible housing - Greater London Authority 2007](#)

[Improving the design of houses to assist people with dementia - this guidance sets out some key principles that can help people with dementia to manage within their own homes.](#)

Housing mix

In schemes with 12 units or more, 20% of the total number of homes should be designed for growing families. These types of homes should have three or more bedrooms, have good levels of storage, have direct access to private gardens (for example via patio doors or private external stairs) or safe play areas for children, and have a minimum internal floor area of 91m².

In order to ensure satisfactory amenity, dwellings should not fall below the following minimum internal floor areas:

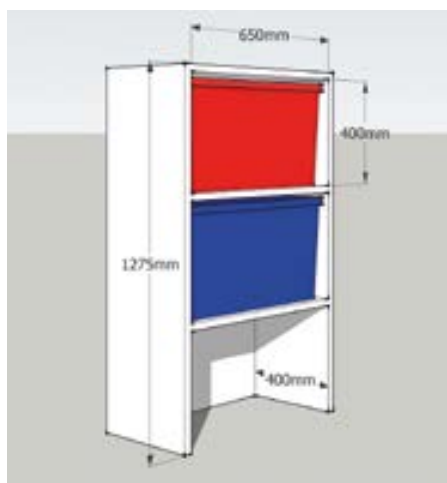
- 36m² Studio dwelling;
- 52m² One bedroom dwelling;
- 66m² Two bedroom dwelling;
- 81m² Three bedroom dwelling; and
- 91m² Three bedrooms or more with enhanced storage designed for growing families.

The minimum floor area for studios is lower than that for one bedroom flats since the relatively larger single open plan space found in studios compensates for having a smaller space overall. It is expected that studios will be designed to be very space efficient. Imaginative solutions are encouraged for storage, the location of the bed and so on.

Internal storage

At least 5% of the net floor areas should be provided as dedicated storage cupboards in addition to any kitchen storage or wardrobes. This storage is needed to allow homes to be used by a wide range of households.

Shelving should be built into storage areas within dwellings to accommodate at least three 55 litre storage boxes for recycling, (see diagram below).



Space for internal recycling
This drawing shows a potential way of providing storage for recycling boxes.

Improving internal amenity

In order to ensure a good standard of overall amenity for new development, there is a presumption towards dwellings with two (dual) or more aspects. Dwellings with a dual aspect have windows which face out from two separate elevations. The provision of more than one aspect can result in multiple benefits for internal amenity. These benefits include opportunities for better daylight and sunlight, and in providing greater flexibility as to the use of spaces, such as positioning bedrooms towards a quieter aspect if the development is on a busy road.

Single aspect dwellings should not make up more than 50% of the overall dwelling numbers and developments should avoid single aspect dwellings that are north facing, exposed to noise sources, or contain three or more bedrooms. Where single aspect dwellings are proposed, the applicant should demonstrate that they meet the requirements for daylight, sunlight and privacy for each living space and provide good levels of ventilation and internal amenity space

Tenure blind design

Development should be tenure blind. This means that where sites provide a range of tenures (for example market sale and affordable housing) it should not be possible to see the difference between them.

Where a site is predominantly for market housing, it is expected that affordable housing should be provided

in the same housing type. If the design is for houses for sale, the affordable dwellings should also be houses. Where it is not possible to deliver the same housing type, alternative types of the same physical scale should be used. For example, colonies, four in a block and cottage flats may integrate reasonably well with two storey houses.

Building form, materials and the general design of the building elevations will all be key components in determining whether or not a tenure blind development is achieved.

Technical guidance

The integration of ancillary facilities is important for small developments—such as those common in villa areas—as well as in larger developments. In addition to cycle parking ([covered in Section 2.4](#)) and waste storage ([covered in section 2.14](#)), integration of facilities such as plant, including electricity substations, needs to be considered from the outset of the design process.

2.12 Purpose built homes for rent

The 'Build to Rent' (BTR) sector has the potential to make a positive contribution to the overall housing mix in Edinburgh.

Proposals should support regeneration and fulfil placemaking principles.

BTR developments are considered as a strand of mainstream housing and relevant Local Development Plan policies and guidance apply.

Design should be place specific, high quality and energy efficient.

Shared on-site facilities should be high quality, accessible and safe.

A flexible approach to current internal amenity standards may be acceptable depending on the quality of the accommodation and facilities provided.

Local Development Plan policies

- *Des 5 - Development Design*
- *Hou 2 - Housing Mix*
- *Hou 6 - Affordable Housing*

The Private Rented Sector continues to be a key provider of homes throughout the city.

Recent innovations in this sector have seen the emergence of purpose built accommodation for rent, also referred to as Build to Rent (BTR), which offer high quality professionally managed homes under single ownership with shared facilities that

can be delivered rapidly. Private Rented Sector accommodation of this nature can also include the conversion of existing buildings where the BTR 'model' can be incorporated.

BTR developments are considered as a strand of mainstream housing and where relevant LDP policies and guidance apply including those relating to parking, open space and affordable housing.

Build To Rent model

BTR developments are generally characterised by the following key elements:

- Single ownership and professional on-site management;
- Self-contained units which are let separately;
- High quality amenities for communal use;
- Longer tenancies offered with defined in-tenancy rent reviews; and
- Property manager who is part of an accredited Ombudsman Scheme and a member of a recognised professional body.

Due to the nature of these developments and especially where flexibility has been sought against the Council's internal amenity standards (refer to 'Design Approach'), the retention of the homes for rent for the long term should be explored and secured via an appropriate method to be agreed between the Council and the developer.

Design approach

In BTR developments there tends to be key differences in their design which may justify a more flexible approach. This specifically relates to the standards for minimum internal floorspace and the quantity of single aspect units (*see section 2.11.*)

The key design differences with BTR developments compared to other general housing types are usually as follows:

- Provision of high quality, professionally managed accessible on-site shared facilities i.e. communal gathering spaces, secure storage as well as storage within units, workspaces, a cinema room and a gym. A variety of different on-site shared facilities will provide a better quality experience for residents therefore the provision of a range of options should be explored to enhance the overall quality of the development.
- Efficient design technologies which reduce the requirements for non-habitable space (ie. lobby areas) within units; and
- Open plan layouts, partly as a result of the reduction in non-habitable space, which increase useable space and allow light to penetrate more deeply into the units. This may justify a limited increase in single aspect units over the standard 50%. However developments should still be designed to facilitate a substantial quantity of dual aspect units.

Flexibility will only be applied to the standards in exceptional circumstances and will be dependent on the quality of the development. Any deviations from the standards needs to be fully justified and will be determined on a case by case basis. The diagram overleaf gives an example of where flexibility may be justified.

This diagram shows how flexibility may be justified against the floorspace standards subject to design

efficiencies and the provision of shared facilities as part of the overall development, which may offset any loss of floorspace (both habitable and non-habitable). A 1 x bed unit should achieve a minimum internal floorspace of 52m² with at least 5% of the net floor area as storage. This example shows that with the removal of the lobby, an additional 3m² habitable space is achieved along with 0.4m² additional storage space, despite the reduction in overall floorspace of 4m².

Developer Contributions

Developer contributions will be applied towards the provision of services, works and facilities as the Council may, in its reasonable discretion, determine are required in connection with BTR developments in accordance with the Local Development Plan and associated guidance.

BTR developments will be expected to provide 25% affordable housing on site. Affordable homes within BTR developments should be tailored to meet the greatest housing need and preferably should be owned or managed by a Registered Social Landlord.

The rental levels, conditions of tenure and the length of time that the units will remain affordable will be subject to agreement between the Council and the developer



Traditional 1 bedroom flat

- 52 m² total floorspace
- 34 m² habitable space
- 2.6 m² storage



1 bedroom flat minus lobby

- 48 m² total floorspace
- 37 m² habitable space
- 3 m² storage

Not to scale

2.13 Community safety

Create active frontages directly onto important streets and publicly accessible routes and spaces.

Provide main door access to ground floor properties from street side.

Ensure all external spaces including pedestrian and cycle paths are overlooked.

Use lighting to help community safety.

Local Development Plan policies

- *Des 5c - Development Design*
- *Des 7 - Layout Design*

The design of development has a key role to play in community safety. If buildings overlook and provide direct access to streets people feel safer. Active frontages, where the ground floor is designed to allow visual contact and pedestrian movement between inside and out, ensure that this is achieved.

Lighting can make a very positive contribution to the security of the external environment. To ensure the overall quality of the design, lighting should be integrated into the design from the outset and considered with the Road Construction Consent application.

The Council will refer all major planning applications and local developments that have particular security issues to the Police Architectural Liaison service for their comments. Developers are encouraged to make early contact with the Police Architectural Liaison service.

Secured by Design is the Police's initiative to design out crime in the built environment. This has many benefits. However, sometimes there can be a conflict between the needs of Secured by Design and planning requirements. It is important that these matters are understood early in the process so that they can be addressed without compromising the design as a whole. Meeting the needs of Secured by Design should not be at the expense of the overall quality of the external space within the site.



Active frontages and housing—Marchmont Tenement

Traditional tenements (above) have main doors directly into ground floor flats which maximises activity on the street and help ensure front gardens are used.



Active frontage on a supermarket—West Port

This image demonstrates that it is possible to create an active frontage for uses such as supermarkets. This has been achieved by arranging shelves and counters perpendicular to windows so allowing views into the shop.

2.14 Waste Management

Provide adequate storage for waste and recycling.

Local Development Plan policies

- Des 6 Sustainable Buildings

The storage and collection of waste is an important consideration in the design of a new development. Poor waste management practices tend to be unsightly and can spoil otherwise attractive developments. Good waste management practices can encourage more sustainable lifestyles and help to achieve recycling targets.

It is important that the integration of waste management facilities is considered at the outset of the design process.

City of Edinburgh Council collects household waste and waste from council buildings. The council does not collect trade waste.

A waste management strategy is required for all developments which will have their waste collected by the council. This strategy should be developed in association with Waste and Cleansing Services

For other types of development information would need to be provided regarding how waste will be stored and collected on the site.



The use of bins with underground storage at Morgans Lane helps to minimise the impact of waste collection facilities.

Process for agreement with Waste and Cleansing Service

As part of the planning process, designers / developers of any housing development must engage with the Council's Waste and Cleansing Service to agree a waste management strategy for the development, and ensure that their requirements can be satisfactorily incorporated within the design. This must happen as early as possible. Waste and Cleansing Services can be contacted on wasteplanning@edinburgh.gov.uk

The table below sets out who should contact Waste and Cleansing Services and the level of advice they would provide for different types of development.

The officer in the Waste and Cleansing Service will talk you through their requirements (i.e. vehicle tracking drawings for refuse vehicles and the location and sizes of waste storage spaces) and the *Instructions for Architects and Developers document*. Once agreement has been made, Waste Services will issue a letter of agreement detailing this and any further requirements.

Type of Premises	Contact with Waste and Cleansing	Type of Advice Given
Housing	Required	Detailed advice (<i>Instructions for Architects and Developers</i>) to support agreement over full waste management strategy for development.
Mixed housing and other, e.g. commercial	Required	Detailed advice (Instructions for Architects and Developers) to support agreement over full waste management strategy for housing element only. Can give only high level advice about need for waste segregation and off street storage of waste bins for other (commercial) elements of the development.
Commercial only	High level advice can be given	Can give only high level advice about need for waste segregation and off street storage of waste bins.
Council building, e.g. school, etc	Required	Can give only high level advice about need for waste segregation and off street storage of waste bins, but may be able to provide more information based on experience of similar buildings. Need to agree access and operational requirements for collection crews.

Key points for consideration:

Your waste management strategy must ensure that:

- Surface waste collection and storage infrastructure should be minimised on all new developments. The delivery of underground waste storage systems with surface collection chutes are the Council's primary option for meeting this aim where shared communal bins are used. Applications should clearly demonstrate that this option has been explored with the Council's Waste and Cleansing Service at the outset of the design process and it should only be discounted if there are constraints which cannot reasonably be overcome, such as the presence of important underground archaeology or specific operational constraints.
- Bins are safely accessible and the collection system is operationally viable, taking into account swept path analysis, walking and pulling distances, slopes, vehicle sizes, access to bin stores, interactions with pedestrians, etc.;
- The waste management strategy is compliant with the Council's policies and the requirement of Scottish legislation so that provision is made for the full range of recycling services and that these are fully integrated into the collection system (e.g. that each bin store has sufficient space to accommodate the full range of bins);

- That consideration has been given to the presentation of bulky waste as outlined below;
- If an underground waste storage system cannot be accommodated, a decision is made regarding the use of above ground individual or communal bins, the initial supply for these and their ongoing maintenance. If above ground storage is the only feasible option it should be within a suitable housing/building; and
- That arrangements are in place to allow for the ongoing maintenance and repair of waste storage areas, above ground waste collection chutes, bin housings etc.

Sizes and bin types:

If it is not possible to deliver an underground waste storage system, the Waste and Cleansing Service will advise you whether individual or communal bins should be used. A range of bin types may be employed from kerbside collection boxes for glass and some other materials right up to 3200 litre communal bins. The Waste and Cleansing Service will advise on the capacities required to provide for each waste

stream, the detailed design requirements for bin stores etc.

The specific materials which are currently collected from households, and in compliance with Scottish legislation are:

- Residual (landfill waste);
- Food;
- Glass;
- Mixed recycling; (including paper and card, cans and foil and mixed plastics)
- Garden waste (chargeable service in kerbside collection areas only); and
- Small electricals, batteries and textiles (collected in the glass collection box in kerbside collection areas only).

In addition to ensuring that there is sufficient space for all collection streams, and that containers are stored off-street, consideration should also be given to arrangements for the management of bulky waste- for example where householders should present items on collection day.



Underground bins for residual waste allow large volumes to be held with minimal impact on the street scene. It is important that the Council's Waste and Cleansing Service are involved early, as their requirements may impact on the design.



Leith Fort -
These carefully designed bin stores are discrete but easily accessible.

3. Designing places: landscape, biodiversity and the water environment

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 so to be able to influence and inform a masterplan layout. This chapter also sets out the Council's expectation with reference to the water environment.

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/blue 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, connect and create new habitat.**
- **Protect trees and woodland and provide new tree planting.**
- **Ensure that hard landscape and car parking are an integral part of the overall design.**
- **Design developments to ensure that properties are not at risk of flooding from coastal waters, rivers, culverted rivers, or surface water flooding.**
- **Integrate Sustainable Urban Drainage Systems into the landscape design of development to reduce flooding and pollution, provide biodiversity benefits and create beautiful places.**
- **Ensure a mechanism is put in place for the establishment and long term maintenance of new landscape areas.**

3.1 Green infrastructure and green/blue networks

Establish a robust framework of multifunctional green infrastructure in new developments of all scales, and connect this to the wider network of open spaces, habitats, footpaths and cycleways beyond the site boundary.

Local Development Plan policies

- *Des 2 - Co-ordinated Development*
- *Des 3 - Development Design*
- *Des 5 - Development Design*
- *Des 7 - Layout Design*
- *Des 8 - Public Realm and Landscape Design*
- *Des 9 - Urban Edge Development*
- *Des 10 - Waterside Development*
- *Env 10- Development in the Green Belt and Countryside*
- *Env 12 - Trees*
- *Env 13 -15 - Nature Conservation Sites of International/National/Local Importance*
- *Env 16 - Species Protection*
- *Env 18 - Open Space Protections*
- *Env 19 - Protection of Outdoor Sports Facilities*
- *Env 20 - Open Space in New Development*

A green/blue network is formed when green infrastructure components are linked together to give additional combined benefits. Components can include:

- Green corridors;
- Watercourses;
- Woodland;
- Tree belts;
- Habitats;
- Parks, play areas and other public open spaces;
- Sustainable Urban Drainage Systems (SUDs);
- Green roofs/walls;
- Active travel routes; and
- Street trees, hedgerows, verges.

Ideally a network of multifunctional greenspaces should run through the urban area, urban fringe and wider countryside, creating a high quality landscape and townscape. This should support new access and recreational opportunities, incorporating flood management, enhanced biodiversity and habitat connectivity. Multi functional green spaces can promote healthier life styles through increased walking and cycling opportunities and creating spaces for food growing and restorative outdoor activity.

Delivery of such a network is consistent with the development of the **Central Scotland Green Network** and can support a healthy urban ecosystem based on natural processes. Green infrastructure and green/blue networks also make an important contribution to climate change adaptation and mitigation.

The Local Development Plan identifies Edinburgh's established green/blue Network, comprising greenspaces distributed across the city's hills, neighbourhoods and waterfront. These are connected by wooded river valleys, disused rail corridors, the Union Canal and frequented paths.

The Local Development Plan identifies proposals to improve connections within the urban area, the surrounding countryside and neighbouring Council areas. It is complemented by Open Space 2021, the **Council's Open Space Strategy**, which defines standards and actions to improve access to good quality greenspace across the urban area.

The Scottish Government's **Green Infrastructure: Design and Placemaking guidance** illustrates how green infrastructure can be integrated within new developments during the design process.

An understanding of a site's current and potential contribution to the green/blue network should inform decisions on scale, location and layout. The way in which this has been considered in the placemaking process should be explained in the Design Statement/ Design and Access Statement.

Development should be carefully designed to contribute positively to the expansion of green/blue networks. All proposals will be assessed in terms of their consideration of connectivity between green infrastructure components and their contribution to national and local green/blue network and open space objectives.

Regard should be given to linking development sites with Edinburgh's network for nature, making links to habitats found in local nature reserves, local nature conservation sites and the *Edinburgh Living Landscape*.



Large public open space— Figgate Park

This public park is a major component of the green/blue network.

Technical guidance

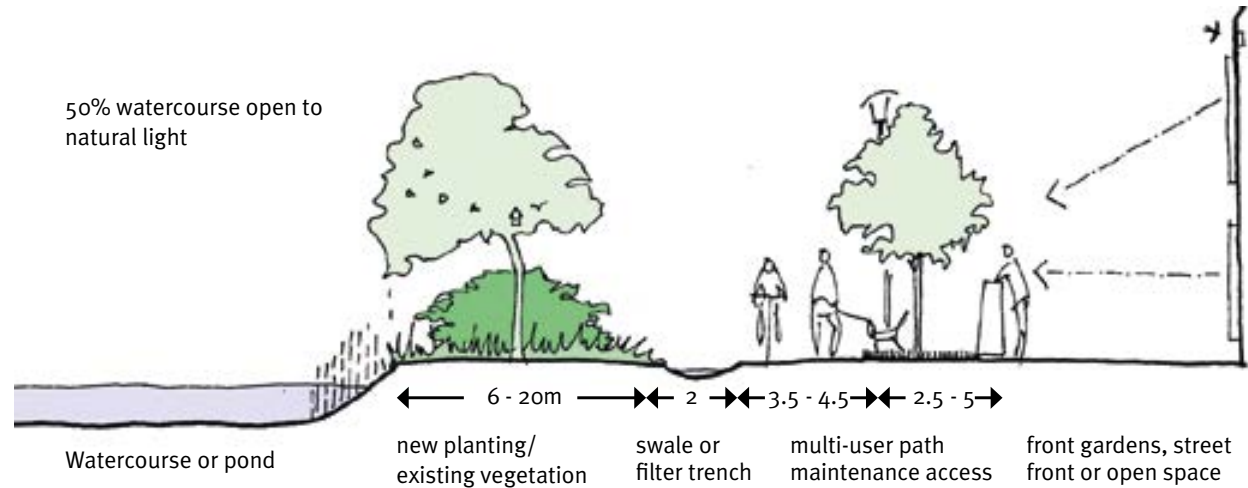
These sketches illustrate how green/blue networks can be integrated within a range of development scenarios and at different scales.

The Council supports substantial framework planting that seeks to integrate and connect multi-functional green infrastructure features as guided by site specifics and local landscape character.

Masterplans will require adequate space for large growing native tree species to achieve maturity and form woodland habitat, provide a secure setting to multi-user paths, cater for active travel, a variety recreational uses within open space, incorporate SUDS, whilst allowing integration with the street layout and built form. In urban edge situations, a landscape edge will also be required to integrate development with the surrounding countryside and landscape setting of the city.

These provisions can vary in width depending on the development scenario but for some major developments spatial parameters of 30-50m may be necessary to accommodate a full range of green infrastructure functions. Any such woodland and tree belt planting would benefit from being established early so they can provide visual screening and shelter as soon as possible.

If buildings are proposed close to a watercourse, a full appraisal of flooding scenarios is required ([see section 3.8](#)) and early discussions with the Council's Flood Risk Unit. Buildings proposed on brownfield sites, adjacent to water courses except in exceptional circumstances, require at least a 15m setback to create opportunities to reinstate natural bank sides.



Green/Blue Networks

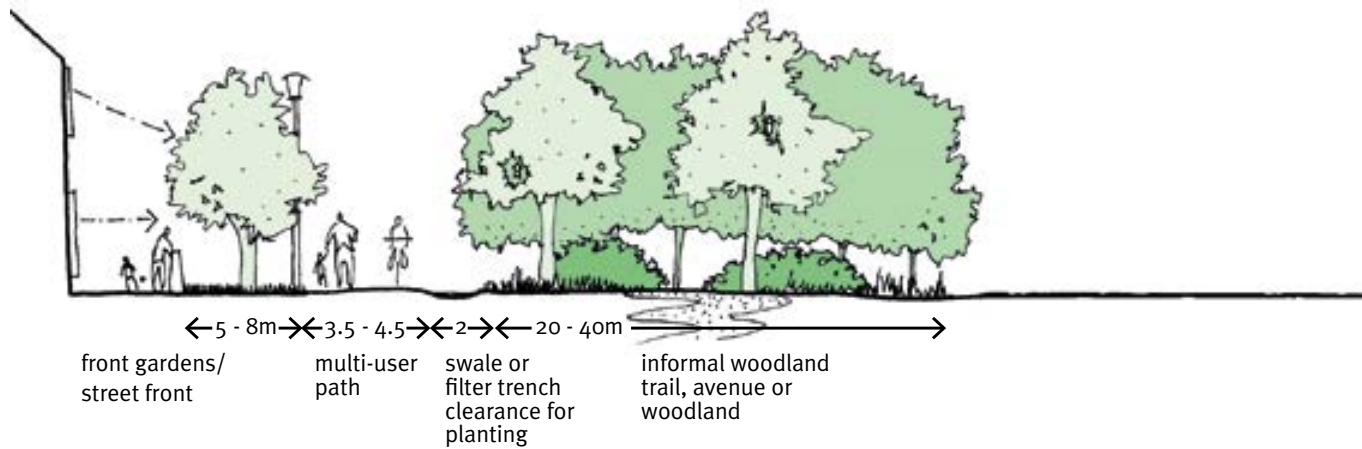
Green/blue networks can be aligned with watercourses or permanent (retention) ponds or detention areas providing for Sustainable Urban Drainage, to enhance existing wildlife habitat, whilst providing for amenity, recreation and active travel. New development should provide active frontages to main path routes, open spaces and SUDs features.

In order to promote natural bankside conditions, only riverside walls with significant archaeological value should be retained. Other retaining walls should generally be replaced with soft engineering solution. In areas of historic importance mitigate the potential for natural banks by the use of other methods such as reducing the top part of the wall to provide a wetted bank or cladding on the retaining wall to provide some riverine habitat with tree planting to provide habitat connectivity.



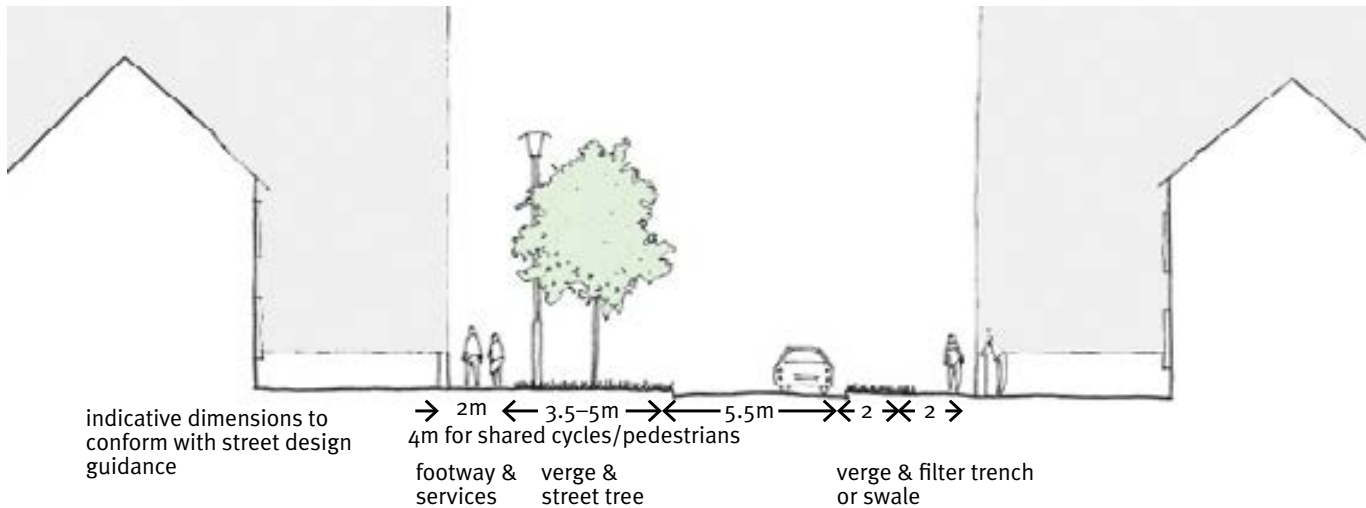
Water of Leith Walkway

Access and amenity improvements carried out at The Dene, between Dean Terrace and Mackenzie Place, within the New Town Conservation Area.



Green Corridor

This density and type of planting is suited to the urban situation and parkland context. Where a rural context exists at the urban edge, native woodland may achieve a more appropriate fit with surrounding landscape character whilst providing shelter for new development.



Green Street

The incorporation of trees and other planting within street design should be considered alongside the spatial parameters for movement and access - including visibility, services, lighting, the proposed approach to sustainable urban drainage and the intended density and spatial definition of the proposed built form.



North Meadow Walk

North Meadow Walk footway and cycleway, providing for recreational use and active travel. The route is lined with large growing tree species, includes nesting boxes and is set within a broad grass verge. The path is lit and surveillance is provided from surrounding residential dwellings.



Forrest Road

This street extends the tree lined avenue of Middle Meadow Walk to George IV Bridge.

3.2 Publicly accessible open space

Ensure homes are within walking distance of good quality and well designed open space.

Provide new publicly accessible and useable open space in non-residential development.

Ensure that open space is attractive and functional.

Local Development Plan policies

- *Des 5c - Development Design*
- *Des 7 - Layout Design*
- *Des 8 - Public Realm and Landscape Design*
- *Env 18 - Open Space Protections*
- *Env 19 - Protection of Outdoor Sports Facilities*
- *Env 20 - Open Space in New Development*

The Council's Open Space Strategy sets standards to ensure that all communities have access to quality greenspaces, which cater for a variety of needs and ages. Greenspaces provided as part of new development must be usable space suitable for a range of functions.

Local greenspace standard:

Local greenspaces close to homes play an important role in how people feel about their neighbourhood and offer convenient spaces for everyday enjoyment of the outdoors.

They can be important places to meet neighbours, havens for wildlife, spaces to play after school or enjoy on a walk to the shops.

All homes should be within 400 metres walking distance (equivalent to a five minute walk) of a 'good' quality, accessible greenspace of at least 500 square metres.

In new housing developments, good quality local green spaces should support health and well-being by providing useable outdoor spaces as well as looking attractive.

Spaces should have surfaced paths linked to the surrounding area, provide features to attract wildlife, incorporate seating or walling, cycle parking and waste bins, fruit trees and raised beds for community growing and provide a safe and stimulating place for unequipped play.

Urban tree planting and the use of hedges and shrub planting should be considered to define spaces

and create appropriate shelter and shade. Areas of open grass should be balanced with the use of herbaceous perennials and bulbs to create year round interest.

Local greenspaces can be complemented by drainage features, such as grass or planted swales and rain gardens. Where it is proposed that part of a local greenspace should be used to accommodate below ground surface water storage, there should be no impact on the quality or use of above ground space e.g. through restricting locations for tree planting or the need for inspection chambers.

Good quality local green spaces should complement the provision of private gardens for new houses, blocks of flats, garden flats and communal back greens.



New local greenspace, Lochend



Small open space in the the Old Town – Trunk's Close
It makes good use of its constrained site and provides an attractive green setting for surrounding buildings.

Large greenspace standard:

Every neighbourhood should benefit from a large park to provide space for the whole community to enjoy their free-time. It is a place to exercise and play informal ball games; walk the dog or go for a run; come together for local events; watch wildlife and scenery through the seasons; and experience natural open space.

All homes should be within 800m walking distance of a good quality accessible greenspace of at least two hectares.

Where possible, new large greenspaces should incorporate existing built, cultural and natural features, including skyline views to celebrate distinctive local characteristics (*Section 1.8*). The overall size and form of parkland should, therefore, respond to the topography and the opportunities of the site.

The provision of facilities should ensure that spaces are well used, lively, safe and resource efficient by delivering multiple benefits; in particular providing an uplifting place to support daily self-management of physical health, including opportunities to participate in group activities.

Larger greenspaces should meet local greenspace needs, through the provision of sheltered community garden areas with seating and cycle parking, as well as larger scale features appropriate to their size.

New parkland provides the opportunity to create a landmark feature, including woodland and forest scale trees; provide well drained, level ground for community events, markets, informal ball games, outdoor learning and exercise activities; measured walking and running circuits, with links to the wider green/blue network, and integrate orchard and allotment provision. Further details can be found in the *Council's Allotment Strategy* and *Scotland's Allotment Design Guide*.

Grassland management approaches may include a mix of close mowing, naturalised grass or meadows. The use of planted swales and the location of surface water storage basins alongside and in addition to new parkland, can bring amenity and biodiversity benefits, by creating wetland habitat and introducing open water as a feature of the landscape.

Path surfaces, within greenspace, should be appropriate to context and are an important factor to encourage the use of the outdoors.

A grass edged multi-user path with Macadam wearing course will generally provide the most robust long-term solution, providing access for all including wheelchair users and pushchairs. This can be enhanced by the use of rolled stone chips. Bound gravel may be suited to local greenspaces or feature spaces. Whin dust paths will generally only be acceptable in semi-natural settings, subject to appropriate build up, drainage and ongoing maintenance.

The relationship of new parks to homes, schools, other public buildings and commercial uses can help put open space at the centre of community life and provide options for refreshment and use of conveniences. New greenspaces should be directly overlooked from key living spaces such as lounges and kitchens and never blank facades.



Aerial view of Broomhills Park (Barratt East of Scotland Ltd)

Forth Quarter Park

Forth Quarter Park was developed for National Grid Property Ltd as part of the Granton Waterfront master plan to remediate the former gas works.

This distinctive seven hectare park is bordered by a mix of uses including office accommodation to the east, Edinburgh College's Granton campus, and the established communities of Granton, Pilton and Muirhouse, together with new homes being developed at the Waterfront.

The park links the North Edinburgh paths with the promenade at Silverknowes to the west, via a meandering route through this key urban greenspace.

Lying close to the Firth of Forth, the park provides views from the city to the coast and a backdrop of hills within Fife.

A central water feature is crossed by bridges and a waterside walk including decking was formed by de-culverting the Caroline Burn.

The east end of the park is where the water feature terminates at a new public square and terraced viewing platform in front of the Scottish Gas headquarters.

New planting including 800 birch trees, 15,000 shrubs and new grassland arranged in a series of undulating terraces, surrounding the water feature, creates wetland and marginal habitats.

The park also incorporates Lime trees, which are remnants of the grounds of Granton House.



Playspace access standard:

Edinburgh's vision is to achieve a 'play friendly city, where all children and young people can enjoy their childhood.'

Parks and other large green spaces provide the ideal setting for good quality equipped play spaces. Play is vital to help children learn how to get along with each other and keep healthy.

The Council's *Open Space Strategy* sets out the playspace access standard and is linked to the *Play Area Action Plan*. Houses and flats should have access to at least one of the following:

- a space of good play value within 800m walking distance;
- a play space of very good play value within 1200m walking distance; and
- a play space of excellent play value within 2000m direct distance.

Play Value measures the quality of play area design and layout, together with a range of play activities on offer to ensure children receive the right balance of risk and challenge in order to develop physical and social skills.

Technical guidance

In addition to equipped play spaces, new green spaces and residential streets should be designed to encourage more 'free play' without equipment. Exploring woodland, meadows or running up and down slopes can provide ways for children to develop their creativity and imagination.

All residential developments should contribute towards these standards by providing publicly accessible open space on site. Where this is not possible, contributions may be sought for the improvement of open space within the area.

Non-residential development will also be required to provide new open space, justified by the scale of development and the needs it gives rise to.

Quality in new greenspace and play areas should be ensured by planning for these elements of green infrastructure as an integral element of place making from the start of the planning process. New greenspace provision should be informed by an understanding of local community needs, including health and wellbeing and establish the necessary framework for new neighbourhoods to thrive.

Making provision for facilities such as community gardens, growing spaces, orchards, woodlands and allotments within new greenspaces can allow both new and existing communities to have a greater influence on how places develop over time, strengthen bonds and contributes to the sustainable management of the city's greenspace resources.



Terraced slopes and shared surface 'home zone' street at Gracemount.

The design of new open space provision will be assessed against Local Development Plan policies relating to Design and the Environment. Play area design must achieve the play value requirements set out in the Council's ***Play Area Action Plan***.



New play area in Granton meets 'good' play value.

3.3 Private open space

Provide well defined, functional, good quality private gardens to all houses and ground floor flats.

Local Development Plan policies

- *Des 5d - Development Design*
- *Hou 3 - Private Green Space in Housing Development*

There should be a clear distinction between public and private spaces, defined by appropriate boundaries such as walls, railings or hedges both to the street edge and between feus.

Private and communal gardens should be designed for use by residents for a range of functions, including space for play, seating, food growing, tree planting and drying laundry. Outdoor taps and/or rainwater harvesting may be needed. Wooden fencing can be used to separate private back gardens, but should not be used in the public realm.

Consideration should be given to different heights of fencing to allow the communication between neighbours and to add some visual interest.

A key factor in ensuring space is usable is its capacity to receive sunlight. This will be affected by the position of existing and proposed buildings, as well as tree planting.

The Council wants new development to be adaptable. To help meet the changing needs of residents, it is beneficial for there to be sufficient space in gardens for houses to be extended while retaining reasonably sized gardens. Developers should demonstrate how this can be achieved.

Ground floor flats should generally be provided with private gardens of a minimum depth of 3m, which open directly on to communal gardens. Where this is not the case, patio doors and a defined threshold space should be provided.



A clear distinction — Marchmont

It is clear what is public and private space in traditional tenements. The buildings enclose shared gardens making them private. At the front, the walls and hedges separate the public street from the private gardens.

Private front gardens have an important role in softening urban environments by providing planting on streets. They also provide an intermediate space between the public realm and the privacy of dwellings. The impact of driveways on the continuity of boundary treatments and street tree planting should be considered. (Note: relationship to parking section and definition of private front gardens/ thresholds).



Little private space can be successful — Lady Stair's Close

There is very little private outdoor space in the Old Town. This is compensated by the outstanding quality of the public spaces in the form of closes and courtyards.

Where private gardens cannot be provided or where their depth is limited (for example less than 3m), there will be a greater need for street trees to be provided.

Private communal grounds should be well proportioned, well orientated and secluded from vehicles. Narrow peripheral spaces, subject to overshadowing will not be acceptable. Residents should not normally have to cross streets and car parking to access private communal greenspaces. The provision of private communal gardens for HMO's is encouraged.

Where it is difficult to achieve the areas normally required for private open space - for example, because of a need to adhere to a spatial pattern in an area, the inclusion of balconies or roof terraces may be seen as a mitigating measure. Where they are included, it should be demonstrated that they will benefit from adequate sunlight or have an outstanding view, preserve reasonable privacy and have an area that is not less than 5% of the net floor area of the dwelling.

The size of gardens can contribute to the character and attractiveness of an area. This is particularly the case in villa areas. Gardens of a similar size to neighbouring gardens are likely to be required in order to preserve the character of the area.

Residential Homes and Care Homes

Particular attention should be paid to the orientation of care homes and long term residential homes.

Residents should be able to access a garden space that is attractive, welcoming, well lit by natural light throughout the year, and which allows a circuitous walking route to be created.



Private and shared gardens for flats.

This drawing is sliced through a courtyard development to show its interior and street side. It shows small private front gardens with private rear gardens opening on to a communal space.

Gardens in the centre of the picture are longer than 9m allowing the houses to be extended.

Additional space is also required in gardens where there is insufficient natural sunlight. North facing gardens should be longer to compensate for this (see Section 2.10).

Private garden grounds need to be of an adequate width and shape to be attractive and useable for residents.



The length of private gardens

Gardens should be designed to allow them to be used for a range of activities and for houses to be adapted and extended over time. This means that gardens longer than 9m are encouraged. This also ensures that neighbouring amenity can be protected. Excessive changes in level should not be taken up across private back gardens. Where housing is set out across sloping ground, useable terraced space should be provided. High retaining walls should be avoided.

3.4 Biodiversity

Maintain the integrity of Sites of European, National or Local Importance for biodiversity and geodiversity.

Conserve protected species and the habitats which support them.

Survey and assess development sites in terms of biodiversity.

Design sites to maintain and develop a varied and robust ecosystems, achieving biodiversity net gain.

Local Development Plan policies

- *Des 3 - Development Design*
- *Des 10 - Waterside Development*
- *Env 12 Trees*
- *Env 13 - Nature Conservation Sites of International Importance*
- *Env 14 - Nature Conservation Sites of National Importance*
- *Env 15 - Nature Conservation Sites of Local Importance*
- *Env 16 - Species Protections*

The Council has a broad approach to conserving nature considering ecosystems and natural processes, as well as conserving designated or protected sites and species. There is a recognition of the importance of green/blue networks, wetlands, woodlands and areas of open space to maintain biodiversity and allow ecosystems and natural processes to provide

multifunctional services such as flood control, pollution control and community wellbeing.

This chapter provides the guidance for decisions on developments that can affect wildlife and sets out key information about designated sites.

There are several designated sites within Edinburgh that carry statutory protection at the European, National (UK and Scottish) and Local levels.

International sites

Internationally designated sites in Edinburgh, have protection under European law and are commonly known as European sites. They comprise of Special Protection Areas (SPA) - designated for their birds under the EC Wild Birds Directive (2009/147/EC).

National Sites

Nationally designated sites include Sites of Special Scientific Interest (SSSIs) which are notified for their special interest of their habitats, flora, fauna, geology or geomorphology.

Local sites

Non-statutory designations including, Local Nature Conservation sites, which are either Local Biodiversity Sites or Local Geodiversity Sites are protected through the implementation of specific planning policies.

Protected species in Edinburgh

Most bird species and a wide range of animals and plants have general protection from deliberate damage or harm under the law. In addition, some species, such as otters, bats and great crested newts have special protection from disturbance and harm under European legislation. These are known as European protected species (EPS).

A number of species, such as water vole and badger are protected under domestic legislation. Species with special protection are as follows:

- European Protected Species (protected under Schedule 2 (animals) and 4 (plants) of the Habitats Regulations 1994 (as amended)
- Birds, animals and plants listed on Schedules 1, 5 and 8 (respectively) of the Wildlife and Countryside Act 1981 (as amended)
- Badgers (protected by the Badgers Act 1992 (as amended))

The presence on or near a site of a species with special protection is a critical consideration when preparing development proposals and in the consideration of decisions on planning applications. Their presence rarely imposes an absolute block on development, however mitigation measures will often be necessary and this can affect the design, layout and timing of the works.

A licence from SNH will be needed for works which would constitute an offence involving species with special protection, this includes works which do not need a planning application.

It is important that adequate survey work is carried out in good time to understand the site and determine the presence or absence of species with special protection. Expert ecological advice should be sought at an early stage to determine the likely presence of protected species and the likely impact of any proposed development.

Site appraisal and ecological survey

Initial site appraisal

It is important to understand the significance of the ecology of a development site and the surrounding area. The extent to which ecological surveys and appraisals are required will depend on the scale, nature and location of the proposal. An initial site appraisal may be all that is needed but, depending on the findings, further surveys may be required for particular species or in relation to a particular habitat.

The site appraisal should:

- highlight any designated sites on or near to the site;
- identify potentially important habitats (e.g. mature trees, woodland, hedgerows, ponds or watercourses);

- identify if protected species are likely to be in or near the site;
- give an indication of the ecological data required for progressing a planning application; and
- recommend if more detailed surveys will be necessary.

Where an important species or habitat has been identified on site, planning applications must be supported by an appropriate level of information, see; ***CIEEM Guidance on Preliminary Ecological Appraisal***

Applicants need to provide the following information to support their planning application:

- information on specific habitats, plants, animals and geology on and around the site, including its sensitivity, significance and value.
- assessment of the potential impact of the development on these features.
- details of proposed mitigation measures to avoid or minimise any adverse impacts.
- Details of how any unavoidable damage or disturbance caused by the development will be compensated.
- Identification of any licensing requirements and information demonstrating that a species licence is likely to be granted (referencing the relevant licence tests).

Good practice also indicates that, for most significant developments, an Ecological Impact Assessment (EclA) should be required. If necessary the EclA should adopt the methodology of CIEEM.

Other surveys which may be required, such as geology, geomorphology and soils, should also be undertaken by a suitably qualified and experienced person.



Soprano pipistrelle bat (*Pipistrellus pygmaeus*). Image: SNH/ Lorne Gill



*Edinburgh Living Landscape:
A pictorial meadow for pollinators and amenity benefit.*

Protected species – the importance of providing the necessary information

It is important to consider the constraints and opportunities that wildlife and habitats may have on a development proposal at an early stage. Helpful information including species records and habitat maps may be obtained from a number of sources including:

The Wildlife Information Centre

Site surveys and assessments should be undertaken by a suitably qualified and experienced ecologist. A list of qualified ecologists can be found in the Chartered Institute of Ecological and Environmental Management (CIEEM) Professional Directory.

cieem.net/i-need/finding-a-consultant/

Good design and mitigation

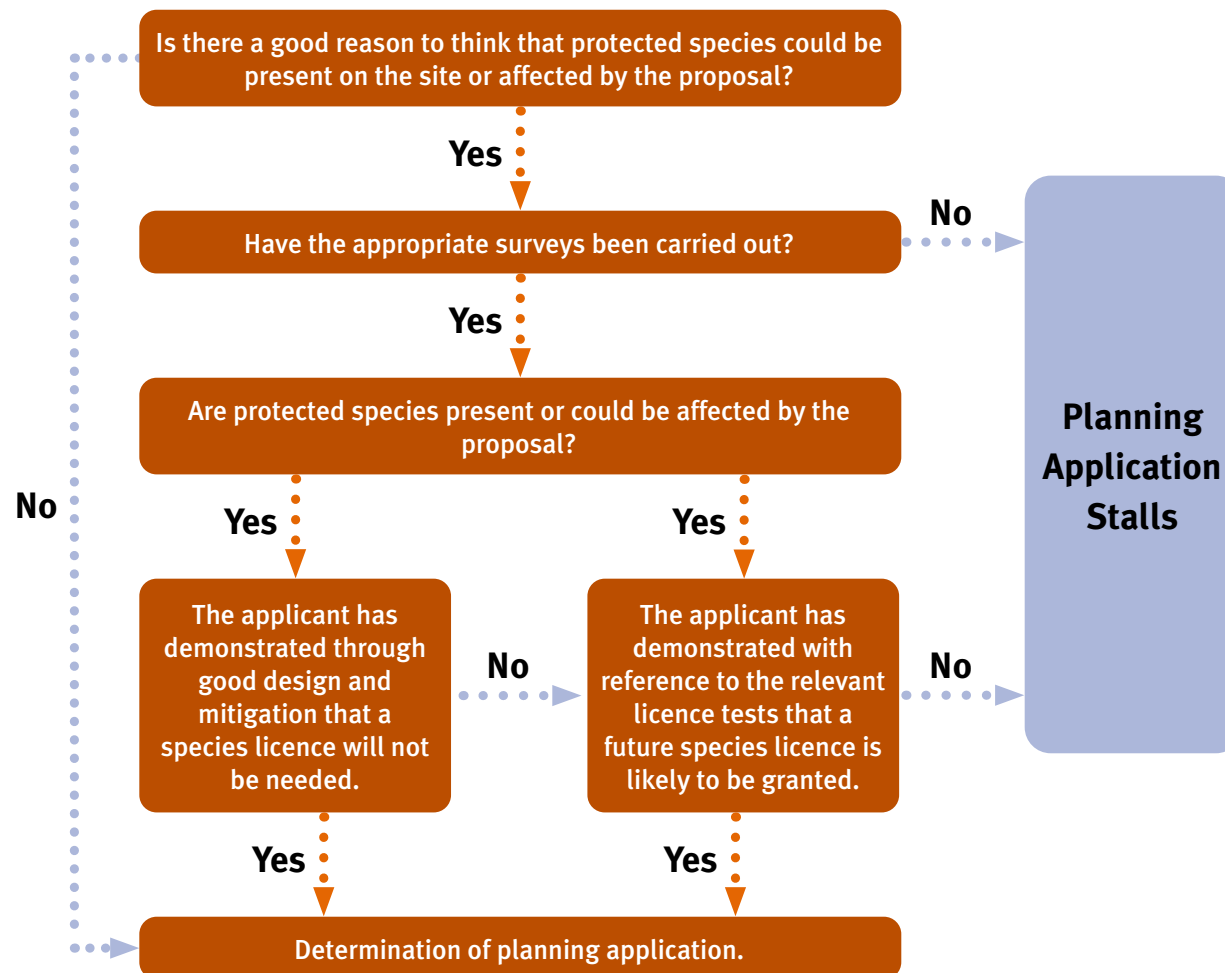
Opportunities for enhancing wildlife and habitats must be considered as an integral part of the development design. Biodiversity benefits can often be combined with other site requirements. For instance, Sustainable Urban Drainage System ponds can provide a habitat for wildlife as well as contributing to attractive open space.

More information on incorporating green infrastructure is available in:

Scottish Government Green Infrastructure Design and Placemaking

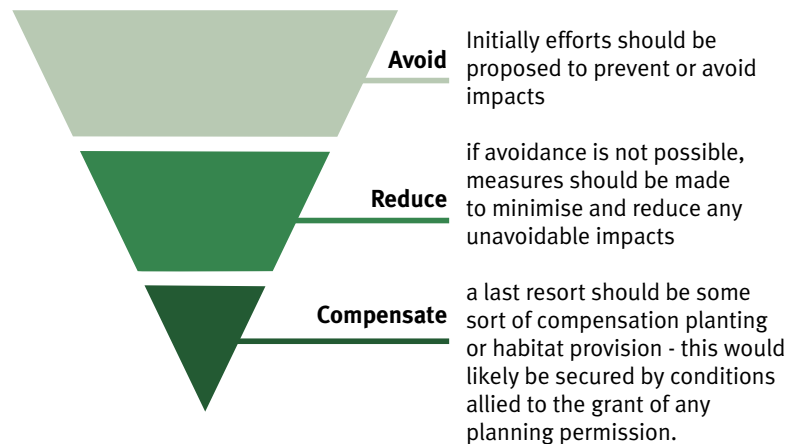
SNH Pollinators in Planning and Construction Guidance

Edinburgh Biodiversity Action Plan 2019-2021



The Mitigation Hierarchy

The mitigation hierarchy should be applied when considering how to manage the risks of adverse impacts on wildlife and habitats. Depending on what type of mitigation is proposed, it may be that there are certain times of the year when mitigation activities are inappropriate.



Enhancements

Most developments could incorporate a range of measures to enhance wildlife and habitats. These measures can be discussed at the pre-application stage and are expected to be included as part of planning application submissions and subsequently implemented as part of the development.

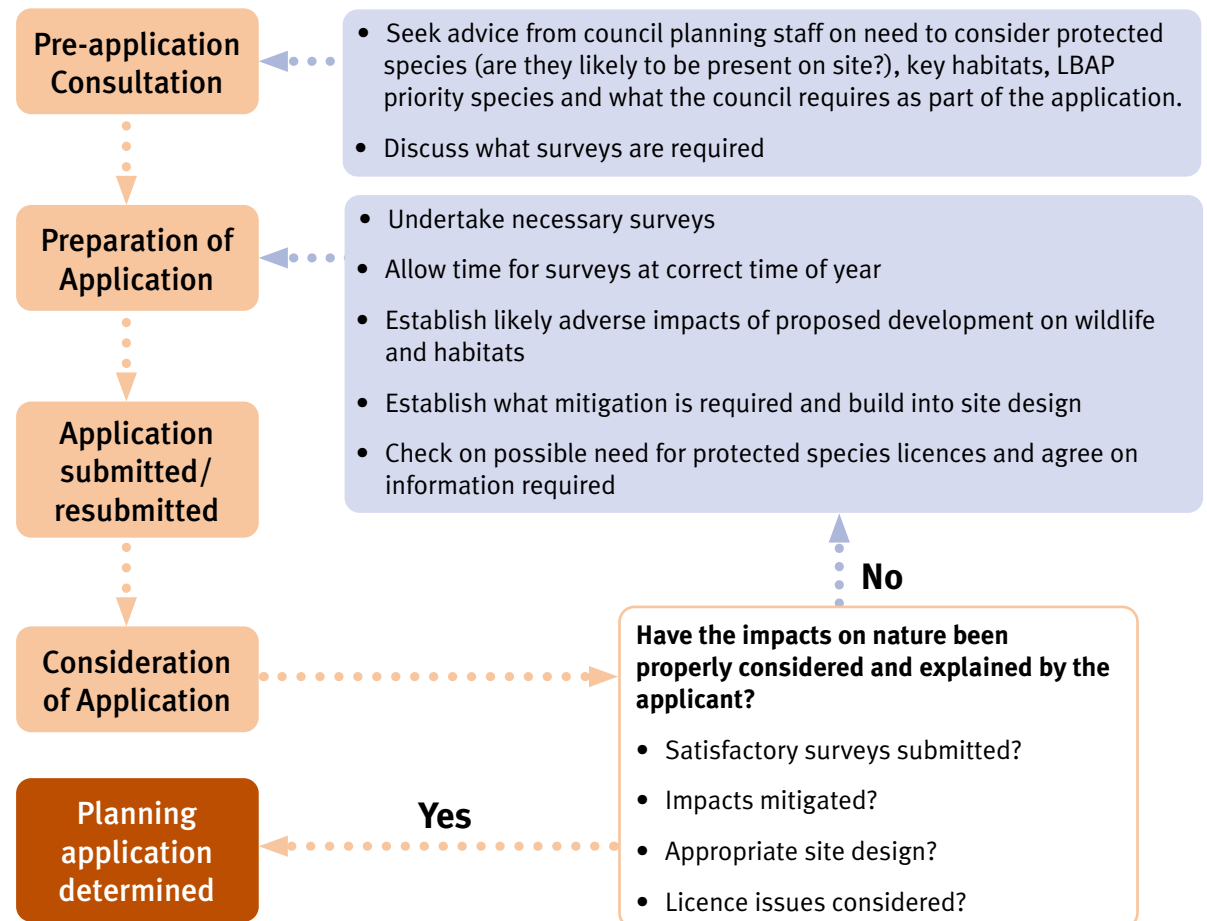
Management

On sites where wildlife features are retained, or new habitats and features are to be created, appropriate ongoing management must be put in place. This is likely to be part of the planning conditions placed on an application and subject to enforcement if necessary. In these cases, a management plan would be expected to be produced and submitted as part of the planning application. It should identify specific actions required for good management and include details of the phasing of the works.

Assessment of planning applications

Key considerations in the development management process with regard to wildlife and habitat are summarised below.

The planning process and ecological considerations



Habitats Regulations Appraisal (HRA)

Under the Habitats Regulations, decision makers (known as competent authorities in the legislation) can only agree to development proposals which are unconnected with the nature conservation management of the site after having confirmed that they will not affect the integrity of the Natura site. The process of coming to this judgement is commonly referred to as Habitats Regulations Appraisal (HRA).

It should be established early on if future development proposals could impact on a European site. Proposals do not need to be within a European site to affect its conservation interests. Consideration must be given to any plan or project that has the potential to affect a European site, no matter how far away the site is from the proposed development. For instance birds that are part of the qualifying interest of a designated site may feed in areas several kilometres away. Therefore development may affect a European site some distance away.

If a European site could be affected the applicant will need to provide sufficient information to allow the council to determine whether there will be a ‘Likely Significant Effect’ (LSE)* on the qualifying interests of the European site. If there will be a ‘Likely Significant Effect’, the applicant will need to provide the council with information to enable it to carry out an appropriate assessment.

**Likely Significant Effect is any effect that may reasonably be predicted as a consequence of a plan or project that may affect the conservation objectives of the features for which the European site was designated but excluding trivial or inconsequential effects. The word ‘likely’ should not be interpreted as ‘more probable than not’ but rather as a description of the existence of a risk of a significant effect.*

Development will only be consented if it can be ascertained that it would not adversely affect the integrity of the site. The competent authority must ensure the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended are met before undertaking or permitting any project.

More information on HRA can be found on the SNH Habitats Regulations Appraisal (HRA)

[*SNH HRA Firth Forth Guide for Developers and Regulators*](#)

Environmental Impact Assessment (EIA)

Environmental Impact Assessment (EIA) is a statutory process which identifies the environmental effects (both negative and positive) of certain development proposals. EIA only applies to those developments that are likely to have a significant environmental effect by virtue of factors such as its nature, scale or location. These are identified under Schedule 1 and Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. If in doubt about whether your development qualifies for EIA, contact the planning authority for a screening opinion.

More information on EIA can be found in Planning Advice Note 13 (PAN 13) – Environmental Impact Assessment and on the SNH and CIEEM website. ECIA-Guidelines 2018 Terrestrial Freshwater Coastal and Marine

European Protected Species (EPS) and Licensing Requirements

If potential impacts on protected species that cannot be avoided through mitigation are identified, a licence may be required before works can proceed. Licences will only be granted if strict tests are met. SNH is responsible for the administration of most protected species licences in Scotland (except most marine species where Marine Scotland is the licensing authority). For some species in specific circumstances licences can be issued which allow disturbance for the purpose of development or for the purpose of survey and research.

The three strict legal tests which must all be passed before a licence can be granted:

- Test 1: that there is a licensable purpose.
- Test 2: that there is no satisfactory alternative; and
- Test 3: that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range (the qualified ecologist should be able to provide advice on this or alternatively seek advice from SNH).

More information on the three tests for a species licence is available in:

[SNH Planning and Development Protected Animals](#)

[Bat Conservation Trust Publication Bat Surveys Guidelines](#)

Timing of Ecological Surveys

Ecological surveys often need to be carried out at certain times of year so they are important to consider at an early stage of development processes or they can hold up progress.

Species surveys are weather dependent, so it may be necessary to delay a survey or to carry out more than one survey if the weather is not suitable. All constraints must be clearly reflected in the survey.

Surveys for certain species and habitats may be required over more than one season, and possibly covering periods measured in years, for example developments potentially affecting European sites or bird flight patterns in relation to wind farm sites. If surveys have been carried out a significant amount of time before an application is made, the council may require further surveys before the application can be determined or the development is started.

Preconstruction surveys may need to be done once consent is granted for mobile species whose distribution may change over time.

ECOLOGY SURVEY CALENDER												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Badgers		Optimal	Optimal	Optimal	Sub Optimal	Sub Optimal	Sub Optimal	Sub Optimal	Sub Optimal	Optimal	Optimal	
Bats - hibernation roosts	Optimal	Optimal	Optimal								Optimal	Optimal
Bats - summer roosts				Sub Optimal	Optimal	Optimal	Optimal	Optimal	Sub Optimal			
Bats - foraging/commuting				Sub Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Sub Optimal		
Birds - breeding			Optimal	Optimal	Optimal	Optimal	Optimal	Optimal				
Birds - over winter	Optimal	Optimal								Optimal	Optimal	Optimal
Great Crested Newts		Sub Optimal	Optimal							Optimal		
Invertebrates				Optimal	Optimal	Optimal	Optimal	Optimal	Optimal			
Otters	Optimal	Optimal	Optimal							Optimal	Optimal	Optimal
Water Voles		Sub Optimal	Optimal							Sub Optimal		
Habitats / Vegetation				Optimal	Optimal	Optimal	Optimal	Optimal	Optimal			

Survey times:

Optimal

Sub Optimal

Invasive Non-Native Species

The Wildlife and Natural Environment (Scotland) Act 2011 has introduced measures to deal with invasive non-native species. If a survey shows these or other invasive non-native species are present on a site, developers must remove them and ensure that they do not spread from the site. The most likely way in which invasive non-native species may be introduced to a development site is through soil contaminated with seed or root material.

If large volumes of soil are moved or introduced to a site, the planning authority will require a soil sustainability management plan. If a development is responsible for the introduction of an invasive non-native species, either within or out-with the site, the developer will have to remove the species and dispose of material appropriately.

Japanese knotweed, giant hogweed and Himalayan balsam are regarded as controlled waste. Developers should seek advice on the disposal of these plants by referring to the Scottish Environment Protection Agency (SEPA) website, see www.sepa.org.uk and www.netregs.gov.uk

The Scottish Government has produced a Non Native Species Code of Practice that will help those developing land that contains these plants to understand their legal responsibilities.

Statutory requirements

The Council must ensure statutory requirements relating to biodiversity are being fulfilled. The framework for statutory sites and species protection is provided by:

- Conservation (Natural Habitats &c.) Regulations 1994, as amended (“The Habitats Regulations”);
- The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017;
- Wildlife and Natural Environment (Scotland) Act 2011;
- Nature Conservation (Scotland) Act 2004;
- The Protection of Wild Mammals (Scotland) Act 2002;
- Protection of Badgers Act 1992; and
- Wildlife and Countryside Act 1981 (as amended).



Otter (*Lutra lutra*)

Otters are active on several watercourses in Edinburgh and any development within 200 m of suitable water habitat should survey for this European Protected Species. Picture SNH/Lorne Gill.

3.5 Trees

A suitably qualified Arboriculturalist should be used to survey and evaluate the existing tree and woodland resource within the site and 12m beyond.

Design development to take into account above and below ground constraints for retained trees and future planting.

Survey, assess and identify trees to be retained. Mature trees in a good condition have a high value and should be retained where possible.

Protect retained trees and areas identified for new tree planting during construction.

Ensure trees for retention are marked on masterplans.

Local Development Plan policies

- **Des 3 - Development Design**
- **Env 12 - Trees**

Trees and woodlands are important for the quality and character of the landscape, the townscape, biodiversity, cultural heritage, ecosystem services and our sense of well-being. Protection of trees and woodland within new development can give a sense of maturity and raise the overall quality of the setting of buildings whilst contributing to green/blue networks.



It is of key importance to conserve and maintain existing trees, especially where they are old and large. The larger the tree and tree canopy the greater the environmental and landscape benefit.

Where trees are damaged and then decline or where inappropriate design leads to conflict, these positive benefits are lost. Successfully marrying trees and new development requires a process of survey, analysis and design which is set out in the British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction. This provides a balanced approach on deciding when trees should be retained, how design considerations will be affected by existing trees and appropriate protection for trees during development.



Ancient woodland near Balerno

This ancient woodland makes an invaluable contribution to biodiversity and landscape character.



Former City Hospital - Greenbank

Existing mature trees retained within new green corridor.

A tree survey is required in the form specified in BS 5837:2012 for all trees with a stem diameter of 75mm or more, at 1.5m above ground on the site or within 12m of its boundary. Trees should then be categorised in accordance with their quality and suitability for retention.

In certain cases woodland may be surveyed as a whole and managed using best woodland management principles. Using this information, a Tree Constraints Plan should be prepared to show the below and above ground issues that need to be taken into account during the design process to ensure successful survival of these trees.

Below ground, the Root Protection Area (RPA) must be identified for each tree, to be left undisturbed and protected from damage from building, road construction or service trenches and layouts of SuDS. Above ground, the physical requirements for future growth and maintenance will include, for example, the ultimate height and spread of each tree. Opportunities for future planting should also be identified and plotted on the Tree Constraints Plan to identify areas for protection from soil compaction.

Input to the design layout also requires consideration of factors such as the effect trees may have on daylight, shading of buildings and open spaces, privacy, screening, wind throw and amenity issues with leaves from certain species.

Visibility splays, location of services, changes of level and allowance for construction activity will also be considered. When submitted with a planning

application, the Tree Constraints Plan should demonstrate how consideration was given to the retention of trees in the proposed site layout.

Once the layout is finalised, a Tree Protection Plan should be submitted showing trees for retention and removal, and the precise location of protective barriers and ground protection forming the Construction Exclusion Zone. Protective barrier fencing should be to the standard shown in Figure 2 of BS 5837:2012.

These will be erected before work starts on site and maintained throughout the construction phase.

Tree Preservation Orders, as set out in the Tree Protection Charter, will be used to safeguard trees in appropriate cases.

It is a duty under Section 159 of the Planning Act (1997) that conditions must be applied to all planning applications where existing trees require protection.

Developers should be aware of the responsibility to determine the presence of bats (a European protected species) and identify potential bat roosts on site and the effect of proposals on habitat and navigation features. [See section 3.4. Biodiversity.](#)

Summary of process

1. Carry out a tree survey and categorisation to identify trees worthy of retention.
2. Prepare a Tree Constraints Plan showing physical and spatial requirements for retaining those trees. This includes a Root Protection Area for each tree and an indication of the ultimate spread of canopy. Include any proposed tree work to retained trees (e.g. crown reduction, pruning etc.).
3. Use Tree Constraints Plan to design an initial site layout and identify areas for new planting.
4. Achieve finalised site layout.
5. Prepare a Tree Protection Plan, plot the Root Protection Area of retained trees, including the location of protective barrier fencing with specification, ground protection and provision of on site supervision, showing the Construction Exclusion Zone.
6. Submit with Planning Application.
7. Planning approval with tree protection conditions relating to the approved Tree Protection Plan.
8. Prior to start of construction, erect tree protection fencing and other identified measures to form a Construction Exclusion Zone.
9. Ensure site supervision to maintain tree protection fencing and measures until removal agreed.

3.6 Planting

New planting proposals should be prepared by a suitably qualified Landscape Architect or Arboriculturalist (for trees).

Species selection should be appropriate to the intended location, function and growing space, taking into account ultimate height and spread, and relationship to buildings, paths and roads.

Where possible, use native species in locations adjacent to designated nature conservation sites. In other areas use a mix of species to provide ecological diversity and resistance to disease.

Planting design should recognise Edinburgh's distinct landscape characteristics and provide an attractive, biodiverse and a long-lived landscape structure to help mitigate against climate change.

Woodland and structure planting should be carried out in advance of development to allow early establishment.

Proposals must allow for ease of maintenance and long term establishment.

Local Development Plan policies

- *Des 3 - Development Design*
- *Des 8 - Public Realm and Landscape Design*
- *Env 12 - Alterations and Extensions*
- *Hou 3 - Private Green Space in Housing Development*

An attractive and functional landscape scheme should use trees, shrubs, hedgerows, herbaceous perennials, ground cover and hard landscaping imaginatively to provide an appropriate setting for buildings. It can assimilate and integrate new development into the locality.

All planting schemes should add to the biodiversity of the area by maximising structural diversity and providing for pollinators. They should provide all year round interest, and be playful landscapes that can be used by all age groups. Poisonous plants should be carefully specified and not used in housing schemes, school or nurseries. Bulb planting should be used to create early spring interest.

Trees in particular make a positive contribution to both urban and rural landscapes and new development should provide a spatial framework of new tree and woodland planting. Large stature tree species should form the basis of structure planting and adequate space allowed for their ultimate size. Housing proposals and major planning applications should provide sufficient space to accommodate at least 20% of long-lived large scale trees to provide a legacy for future generations.

Edinburgh's heritage of round crowned deciduous trees should be respected in planting schemes; in particular, mature trees of high value should be retained wherever possible. The creation of wooded ridges should be included in proposals wherever practicable.



Birch Trees - Forthquarter Park

Trees should be used to create special places in housing proposals, for example using orchards and fruit trees, horse chestnut trees (conkers) etc.

Any unavoidable removal of trees should be compensated by replacement with at least extra heavy standard sized trees or semi-mature stock in locations where amenity is a key consideration.

At the site layout stage, the landscape framework should set out locations to provide suitable conditions for tree planting. This may include planting in open ground, such as greenspaces but also locations within hard surfacing, where careful site planning and detailed design will be required.

The correct species should be selected for the intended location, taking into account ultimate height and spread, the character of the local area and its environmental and climatic conditions. The proposed landscape framework should be achievable and so siting of buildings, proximity of underground PU services, street lighting columns and drainage all need to be considered as well as road signs, parking and CCTV as appropriate.

Within hard surfaces, the use of structural soils or underground cellular systems will be required to provide a load-bearing paved surface. The objective is to prevent compaction of the soil beneath hard surfaces to accommodate tree roots, soil water, air and biota.

Tree pits and trenches should be sized to reflect the nutritional and water requirements of a fully grown tree. Drainage, aeration and irrigation should also be installed to aid establishment, in particular where impermeable surfaces may limit natural rainwater percolation.

Planting specification

The following minimum standards will apply:

	Size at planting	Density/spacing	Other requirements
Woodland	60-80 cm height.	1m spacing.	Include 30% feathered trees of min height 180cm where immediate visual effect required. Min 300mm depth of topsoil. Tree shelters may be required depending on site conditions (e.g. wind exposure, rabbits, etc).
Trees - green spaces	Extra heavy standard, 14-16 cm girth minimum. The Council may require larger dependent on location.		2m clear stem or multi-stem. Provide a dimensioned tree pit/trench detail with topsoil & soil ameliorant specification, details of drainage, staking and accessories.
Trees - paved spaces	Semi mature, 30-35 cm girth.		2m clear stem, underground guyed. Provide a dimensioned tree pit/ trench detail to demonstrate adequate soil volume and load bearing support for surrounding paving. Also include topsoil & soil ameliorant specification and drainage & accessory details.
Fruit trees	Light standard, 6-8cm girth.		Spacing and means of support to correspond with intended shape.
Hedges	60-80 cm height.	250mm spacing in two offset rows 300mm apart.	Protected by post and wire fencing or similar. Min 400mm depth topsoil.
Shrubs/fruit bushes	Dependent on species.	500-600mm apart.	Min 3L pot grown unless bare root/root balled Min 300 mm depth site topsoil. Planted in groups of 3-5 of same species.
Herbaceous perennials/ ground cover	Dependent on species.	300 - 450mm apart.	Planted in groups of at least 7 of same species.
Amenity Grassland	Specify turf or seed mix g/m ² .		Min 200 mm site topsoil spread over graded and free draining subsoil.
Meadow Grassland	Specify meadow seed mix g/ m ² by type, including dry/wet meadow, pictorial, woodland and percentage of each species. Additional plug plants to be specified by species and nr/m ² .		Use of graded and site subsoil free from compaction.
Bulbs	Specify by species, grade nr/m ² and diameter.		
Green roofs/ vertical green walls	Specify whether intensive or extensive in design.		Ensure sufficient structural capacity and depth of growing medium. Specify proprietary matting/wall systems including species mix and plug plants.

Shrubs, hedges and ground cover plants should be used to define spaces, provide shelter, privacy, amenity and enhance biodiversity.

Grassed areas are important for recreational spaces and bulbs and native wildflower seed mixes should be used to add seasonal interest and habitat value.

Where space is limited climbing plants and green roofs/walls should be introduced where practicable.

Proposals within the Edinburgh Airport Safeguarding Zone should seek early liaison with the Airport on their planting concepts in order to reach agreement.

Applications for Planning Permission in Principle

These applications should be accompanied by a landscape strategy setting out the proposed use and treatment of external spaces, indicating the location of services and changes in level, including preliminary drainage proposals (such as the layout and maintenance responsibilities for SuDS). The strategy should include cross sections of typical roads and streets and green/blue corridors. Key distances from natural features and a palette of planting material should also be included.

Full planning applications

Full Applications require all planting and landscape proposals to be specified as follows:

- Full botanical name of all plant stock or relevant British Standards (BS 3936-1; BS 5236; BS4043);
- Minimum size of plant stock at planting as per the National Plant Specification;

- Expected height and spread of trees.
- Planting density, total numbers and planting locations;
- Grass and wildflora seed mixes and specification;
- Tree pit details, including topsoil & soil ameliorant specification, drainage, means of support, protection and accessories; and
- Details of all functioning landscape elements of Sustainable Urban Drainage.

Management and maintenance

Details of the intended arrangements and proposed long-term maintenance and management operations for all landscape proposals should be submitted to demonstrate that a high standard of landscaping can be achieved, appropriate to the location of the site. This includes proposals for the adoption or otherwise of landscape features within streets. For planted areas, details of weed control, cultivations, adjusting tree stakes & ties, firming up, watering, pruning, fertiliser applications, mulching, litter clearance and plant replacements of any plant failures should be provided. For grassed areas, details of mowing regimes, weed control, watering, stone removal, fertiliser and rectifying failures should be provided.

For many landscape proposals in the city, the airport operator is required to assess proposed planting and water features against the risk of attracting birds which threaten the safety of air traffic. A Birdstrike Risk Management Plan may be required.

Care should be taken to ensure that community safety is promoted through the specification and maintenance of trees and shrubs. Within pedestrian routes, streets and public open spaces, trees should

maintain good visibility with a minimum clear stem height of 2m. Shrub planting should also avoid impeding the opportunity for natural surveillance and must avoid the creation of hiding places. Where good visibility is essential shrubs should ultimately grow no higher than 1 metre.

Hedges and planting should not obscure doors or windows, and trees should not provide climbing aids into property or obscure lights or CCTV cameras.

Use of a well composted mulch after planting and watering can aid establishment, retain soil moisture and suppress weed growth. The use of fertilisers and soil ameliorants also aid establishment and on exposed windy sites the use of windbreaks and/ or tree shelters is recommended.



Holyrood North - high quality public realm and planted residential courtyards.

3.7 Hard landscape

Ensure hard landscape design helps reinforce Edinburgh's distinctive character.

Co-ordinate materials used in new hardworks design with the materials used within the surrounding townscape.

Use stone walls and railings where this is the commonly used edge detail.

Keep the number of colours and materials in the hard landscape in a new development to a minimum.

Detail the hard landscape to ensure it has a good visual appearance that lasts over time.

Local Development Plan policies

- *Des 8 - Public Realm and Landscape Design*

Streets in new development should be designed in accordance with [chapter 4: Edinburgh Street Design Guidance and Designing Streets](#). In particular new streets should be wide enough to contain cycleways & footpaths and green verges that are capable of accommodating street trees.

In addition to streets and paths, new developments often include other hard landscape spaces to which this section applies.

Edinburgh's hard landscape is defined by the simple, uncomplicated use of a small palette of materials.

Materials should be chosen to define spaces of differing functions, public/private spaces and changes in level.

The materials should be suited to the character of surrounding buildings and townscape especially where the buildings are of special interest or importance. There should generally be continuity of paving materials along and on either side of the street.

Detailed design is of particular importance, ensuring the size of paving is appropriate. Features such as boundary walls, railings, seating, cycle storage or stands etc, should all be carefully specified, coordinated and integrated into the design.

There is a strong tradition of stone walls, railing on low stone walls or coping and hedges in Edinburgh. These details should be used to reinforce Edinburgh's unique characteristics. Tall boundary walls using rendering should be used sparingly and detailed very carefully to shed water.

To mitigate the impact of climate change, a balance should be struck between paved and planted areas and between permeable and impermeable paving. Drainage needs to be robust and uncomplicated.

Narrow planters should be very cautiously used as boundary elements as they generally fail over the long term. Timber fencing should not be used in the public realm unless bespoke and beautifully detailed. Proposed levels should be carefully designed to tie in with existing site levels, including on adjacent sites. Therefore topographical surveys should be extended beyond the immediate site boundary to ensure this is possible.

The texture and form of trees improve urban environments such as squares and contribute to the quality of the public realm. Trees in hard landscape need to be carefully specified and have adequate soil volume, water and air for healthy growth. Raised planters should generally be avoided since trees are more likely to suffer restricted growth.



Sibbald Walk

A new square has been formed as part of the redevelopment of this part of the old town and provides an attractive and well used route through the area.

The concept and vision for hard landscape design should be presented in a Landscape/Public Realm framework for Planning Permission in Principle applications.

Full planning applications and applications for approval of matters specified by conditions should specify the hard landscape with plans and details to include:

- Location of all hard surfacing materials, (i.e., roads, footpaths and paving) including their product specification (e.g., type, finish, unit size, proposed pattern/ bond and method of laying and jointing). Attention should be paid to how changes in level are addressed, detailing of drainage and the correct specification of sub-base and materials where spaces will be subject to vehicular traffic. To avoid awkward cutting and jointing of units around existing and proposed features, appropriately sized or special paving units should be used and carefully coordinated with the layout of street furniture.
- Details of junctions between surfacing (e.g., kerbs & edge restraints);

- Details of boundary treatments (e.g., walls and fencing) including their location and product specification. Visualisations also to be provided.
- Details of new play areas including equipment and safety surfacing;

- Street furniture including product specification for any seating, bin & cycle stores, signage, interpretation panels, etc;
- Public art & sculpture – visualisations and construction details required.



**High St
Old Town and other conservation areas**

Traditional materials of Caithness flagstones for paving, granite and whinstone kerbs and setts have been used extensively throughout the Old Town and will be sought here and in other conservation areas around the city with the exception of the New Town.



Shared surfaces outwith conservation areas

Shared surfaces outwith conservation areas need to be kept very simple. If block paving is used, there should be no more than two tones and these should be grey.



Dundee Waterfront

Use of a continuous tree trench and underground cellular system to support surrounding paving surfaces as part of advanced green infrastructure at Dundee Waterfront.



**Queen Street
New Town**

In the New Town, sandstone should be used as the paving material. The paving outside the Scottish National Portrait Gallery provides a model that should be used elsewhere in the New Town.



**Western Corner
Areas with significant footfall**

In other areas with significant footfall, such as local centres outwith conservation areas, rectangular precast concrete slabs (coloured grey) should be used.

3.8 Water environment

Survey and analyse the existing and historic water environment on development sites.

Design developments, including the floor level of buildings, to ensure that properties are not at risk of surface water flooding.

Provide above ground surface water attenuation on development sites to reduce flooding, due to the development, on surrounding areas. Underground storage solutions should be avoided.

Local Development Plan policies

- *Des 3 - Development Design*
- *Des 6 - Sustainable Buildings*
- *Des 7 - Layout Design*
- *Env 21 - Flood Protection*

Any development will alter the way that water moves across a site in times of rainfall or flooding. Flooding can happen because of pluvial (overland) flow, fluvial (river) flow or coastal flooding in certain conditions. Culverted rivers, streams or historical springs can also be present. Understanding the history of a site and the risks and opportunities that water movement provides should be appraised very early on in the design process, in order to ensure that concept layout plans presented are realistic.

Along with increased flood risk, development can also increase pollution due to run-off over hard surfaces. New development must address these issues through the use of Sustainable Urban Drainage Systems (SuDS) systems attenuate water, treat polluted water and should be designed to maximise biodiversity benefits. They should also be designed so they are an attractive addition to the landscape. A range of SuDS features are available to designers including porous paving, green roofs, swales, bioretention trenches, detention basins and ponds.



SuDS retention basin and swales, Kirkliston

In greenfield sites SuDS and flood attenuation methods should be designed by early discussions with water engineers and landscape architects within the design team. The team should be aiming for a 'Building with Nature' - Excellent standard. Above ground solutions should be provided on constrained brownfield sites. Underground solutions are not acceptable as they leave a legacy of hidden structures that have the potential to fail and should only be used in exceptional circumstances



Permanent pond and swales with wetland planting at new development in Kirkliston form an attractive part of the landscape setting of the development and enhance biodiversity in the area.

Sustainable Urban Drainage Systems

SuDS are a legal requirement under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 when discharging surface water to the water environment (except for a single dwelling house or discharge to coastal waters).

All SuDS schemes should be designed to comply with CIRIA C753 The SuDS Manual and should gain agreement from Scottish Water.

SuDS schemes should be considered at the outset of the project to ensure multiple benefits are realised. This should be presented as a strategy with plans at Planning Permission in Principle which should align with the urban design and landscape framework.

If the SuDS system and the attenuation of flood waters up to the 1:200 plus climate change is to be combined, then the 1:30-1:200 can be designed into the open space (hard or soft) or parkland areas provided the designs of the landscape/ public realm are attractive and suitable maintenance arrangements can be put in place.

SuDS schemes should be designed to maximise the benefits we can secure from surface water management which are:

- Control the quantity of runoff;
- Manage the quality of runoff and prevent pollution;
- Create and sustain better places for nature; and
- Create beautiful places for people.

Sustainable Urban Drainage Systems should also be designed by engineers and landscape architects.

The designers should propose a system that:

- is beautiful;
- conveys water through the site above ground in swales, bio-retention trenches and filter trenches as opposed to a piped system;
- integrates the attenuation areas into the landscape design attractively;

- can be maintained by grass cutting machines with a max grass slopes 1:6;
- uses hard landscape areas in suitable locations;
- achieves water quality improvements through a series of treatment and not end of pipe control using the Simple Index Approach;
- enhances biodiversity;
- is overlooked by development as opposed to located in a hidden space; and
- only requires to be fenced in exceptional circumstances, a carefully designed landscape should be able to reduce the risk to an acceptable standard.

SuDS Requirement	Why SuDS required	Checking Authority	Adoption Authority	Design Manuals
Roads (eg infiltration, ponds).	To reduce, treat and attenuate, delay surface water on the roads reaching the sewerage system.	Roads Dept, Local Authority.	Roads Dept, Local Authority.	<i>SuDS for Roads; Green Infrastructure - Design & Placemaking; Delivering Sustainable Flood Risk Management; SuDS manual; and SEPA guidance.</i>
Treatment Ponds / Basins.	To treat surface water prior to discharge into a watercourse, culverted watercourse or sewerage system.	Treatment Train—SEPA. capacity—Council Flood Prevention. design—Scottish Water, Council Planning.	Scottish Water.	
Surface Water Attenuation.	To attenuate surface water flows up to the 200 year event.	Council Flood Prevention. Council Planning. Scottish Water.	Scottish Water; or private owner.	

Surface Water Management Plans

A Surface Water Management Plan is a document required by the Council to assess the flood risk from surface water and ensure that runoff from the development does not increase flood risk to properties elsewhere. The Surface Water Management Plan should identify a drainage strategy for events up to a 1:200 yr flood event (a 0.5% Annual Exceedance Probability [AEP]), with an allowance for climate change. It should include details of surface water flow paths, water quality treatment and discharge points for the drainage system. For further information see [Planning application guidance on flooding](#).



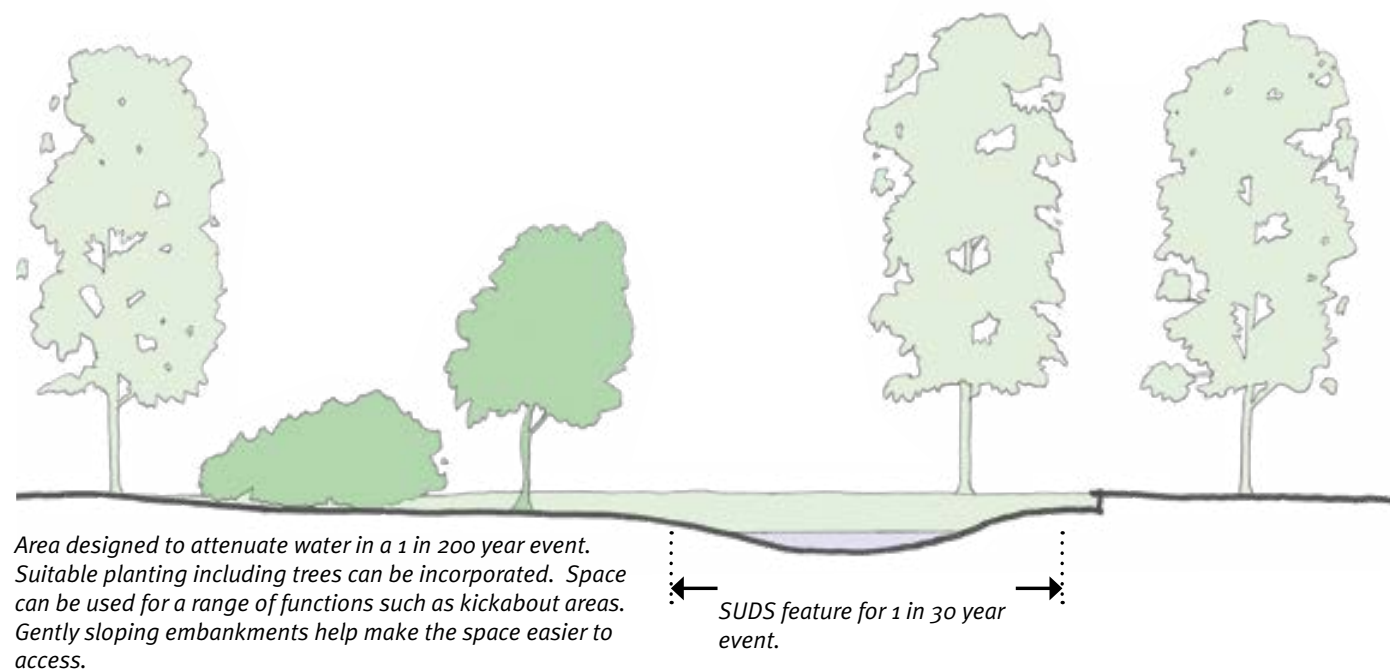
Sutcliffe Park, Greenwich, London

The local community enjoy the use of this well-designed and attractive parkland landscape which attenuates water in the event of a serious flood.

Required attenuation volumes and surface water flow paths should be considered at the feasibility stage as they can affect the location and layout of development. Surface water should be dealt with by analysing the existing and proposed flow paths together with potential ponding and runoff depths. This should include runoff from outwith the site, from unpaved areas within the site, and from roofs and paved area in the events which exceed the capacity of the system.

New buildings in the development must not be at risk of flooding as a result of these flow paths and depths. For example, where flow paths show that water will be directed to a level access, or towards an underground car park then possible preventative measures could include:

- Changing to the internal layout so that the door is not directly in line with the flow around the properties;
- Raising the floor level and providing a ramp. Floor levels to be raised to a minimum of 200mm. Ground levels either side of the ramp must fall away to enable water to flow around the property. In terraced situations a fall needs to be maintained across each individual ramp, either from the centre of a terrace to either side or from one end to the other.
- Use other design concepts to divert the water around the properties;



Area designed to attenuate water in a 1 in 200 year event. Suitable planting including trees can be incorporated. Space can be used for a range of functions such as kickabout areas. Gently sloping embankments help make the space easier to access.

SUDS feature for 1 in 30 year event.

- The use of soft landscaping as a form of soakaway and the reliance on linear slot drainage channels will not be sufficient as a form of flood prevention or diversion; and
- Care must also be taken that where walls are built between gardens on the 'high' side of a slope that gaps are left to avoid trapping water.

The development should provide attenuation of surface water flows up to the 1:200yr plus climate change event on site.

Attenuation should be above ground. Underground attenuation is only acceptable in exceptional cases, for example in constrained brown field sites in urban areas. Flow to the attenuation areas should be through linear features designed into the landscape/ streetscape of the site. The scheme should be designed by a team that includes an engineer and landscape architect.

Hard works details that form part of the public realm should be designed in liaison with landscape architects in the design team to provide a co-ordinated response that is appropriate to the context and is part of the overall design concept. In the public realm careful consideration is required regarding flows along the streets and the attenuation of the overland flows. In certain situations flows can be attenuated in hard landscaped areas provided they do not negatively impact flooding of proposed or existing properties.

On larger sites where banks are being used to create the attenuation features, these should not be steeper than 1:6 to allow for grass cutting. Steeper slopes will require planting with suitable plants that do not require cutting. It should be noted that arisings will not be picked up and may contribute to a gradual reduction in the amount of storage provided by a feature.

The maximum discharge rate to the 200yr attenuation should not exceed 4.5l/s/ha impermeable area or the greenfield runoff rate, whichever is the lower.



locked up culvert

Where possible, culverts should be opened up.



SUDS – Upton, England

This SUDS feature is sensitively integrated into the development



SUDS – Malmo, Sweden

Sustainable drainage is fully integrated into the design and is a major component of this recent development.

Image courtesy of Steve Tiesdell Legacy Collection

The River Environment

Flooding

A Flood Risk Assessment (FRA) is required under planning policy and the Flood Risk Management (Scotland) Act 2009 to demonstrate that a proposed development is not at risk of flooding in a 1 in 200yr flood event (a 0.5% Annual Exceedance Probability [AEP]) from a watercourse – this includes watercourses that are open or culverted. The Scottish Planning Policy (SPP) provides a risk framework to determine the appropriate planning response for three categories of flood risk. An allowance for climate change should also be included. The assessment should be supplied in a report format utilising standard industrial software. If available, technical advice can be obtained from the Flood Prevention Unit.

Land raising to protect the development from river flooding will not generally be acceptable within functional flood plains.

Opportunities to remove existing adjacent properties from the flood plain should be explored as part of any scheme.

Culverts

In line with the SPP, culverted watercourses should be opened up (de-culverted), where appropriate, and a natural river environment incorporated into the development design outline. Culverts and particular screens on culvert inlets can cause flooding and are a maintenance liability for the owner and the Council.

Also a natural river environment should be included in development design when there is a straightened or

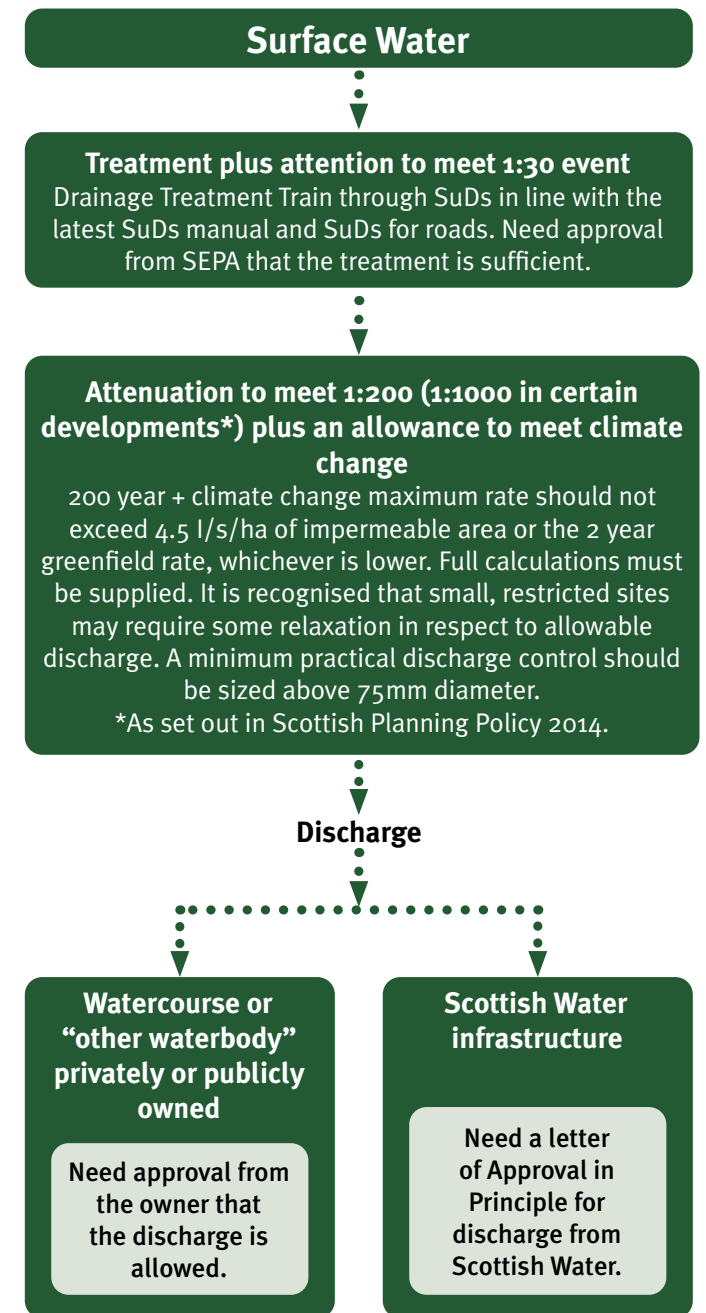
otherwise modified river channel on site, unless the archaeological value of the straightened channel is exceptionally high.

The flowchart adjacent shows requirements for discharge points for a range of scenarios.



Inch Park
Removal of a straightened and modified channel along the Braid Burn at Inch Park and re-meandering to create a natural watercourse with riffles, pools and vegetation as part of flood prevention works.

Discharge Points for the drainage system



4. Designing streets: Edinburgh Street Design Guidance

This Chapter presents the Council's Street Design Guidance which was approved by the Transport and Environment Committee on 25th August 2015 and the Planning Committee on 3rd October 2015. It is presented here in a new format with some non-substantive text edits.

The Edinburgh Street Design Guidance sets out the Council's requirements for street design seeking to provide Edinburgh with world-class sustainable network of streets and places. This Guidance will enable anyone who designs, plans, manages, maintains, alters or constructs streets to realise the Council's aim to provide streets that:

- are welcoming, inclusive and accessible to all;
- are easy to navigate;
- are attractive and distinctive;
- give priority to sustainable travel (walking, cycling and public transport);
- are safe and secure;
- make the most of our historic inheritance;
- respect key views, buildings and spaces that reflect the needs of local communities;
- are designed to deal with and respond to environmental factors such as sun, shade, wind, noise and air quality; and
- are resilient, cost-effective and have a positive impact on the environment over their life-cycle.

4.1 Introduction to the Edinburgh Street Design Guidance

Anyone who designs, plans, manages, alters or constructs streets in Edinburgh must refer to this guidance (and its *Detailed Design Manual*) as a first point of reference.

For any issues that are not covered in this Guidance, *Designing Streets* should be the next point of reference.

The Design Manual for Roads and Bridges (DMRB) is not an appropriate design standard for most of Edinburgh's streets. Therefore it should not be used unless specifically directed in this Guidance or for any issues that are not covered within this Guidance.

Together with the earlier sections of the Edinburgh Design Guidance, street design forms a critical element, and shapes the very essence, of creating better places.

High quality streets define Edinburgh. People visit the city from all over the World to appreciate the special qualities of the city. These owe much to the quality and variety of the New Town and Old Town streets along with the historic coastal and rural towns and villages. We owe it to current and future citizens and visitors to build on this great inheritance, improving our existing streets and creating great new streets.

Street design, though, is not just about streets of international significance; it is about every street in the city. Every street that people live, shop and work on and travel along can add to or detract from the quality of city life. This guidance is about improving all our streets for all users.

For too long we have put car based movement ahead of the needs of pedestrians, cyclists and public transport users when designing streets. While most streets will accommodate car use, we need to achieve a much better balance, one where the street environment positively influences driver behaviour, and where other street uses, and other forms of travel, especially journeys by foot or by bicycle, are prioritised over speed of movement by car. Street design, therefore, has a significant influence upon road user behaviour, as well as the quality of Edinburgh's streets.

To achieve quality streets, we need to fully embrace relevant best practice from elsewhere, and tackle perceived barriers to change. Building on the Scottish Government Designing Streets policy, this Guidance sets the design principles, the process and the detailed technical guidance to achieve this in the unique and diverse context of the city of Edinburgh.



Active ground floor uses provide an interesting and animated streetscene – William Street

What does the Edinburgh Design Guidance do?

This street design guidance brings together previously separate CEC guidance on street design to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a world-class 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*](#).

It sets out the Council's expectations for the design of Edinburgh's streets to support the Council's wider policies, in particular transport and planning policies. It aims to co-ordinate street design and to promote collaborative working between different disciplines, by considering the function of a street first as a place, and then for movement.

Who is the Guidance for?

This Guidance sets out the Council's design expectations and aspirations for streets. It must be used by anyone who designs, plans, manages, maintains, alters or constructs streets within the Council area.

What is the status of the Edinburgh Street Design Guidance?

This Guidance will be the first point of reference for all street design whether it is for renewals schemes, improvements to existing streets or new streets,(including urban paths), in Edinburgh. Such projects include:

- Carriageway and footway maintenance and renewals;
- New streets associated with development or redevelopment;
- Alterations to existing streets including surfaced paths; and
- Utility installations and reinstatements.

It will not apply to the design of unsurfaced rural paths or tracks, or to the Scottish Government's trunk roads and motorways.

The Guidance will also apply to other Council services, as well as Transport and Planning services, who manage streets for various purposes. These include The Council's Housing, Parks and Greenspaces, Waste and Fleet, Economic Development; Trading Standards and Licensing for events, activities and permits for street use e.g. for tables and chairs, market stalls etc. Everyone who manages, maintains, alters or reconstructs streets, including urban paths, will be expected to comply with the Guidance in order to realise the outcomes it sets out to achieve.

The Guidance will be a material consideration in determining planning applications and appeals as well as Road Construction Consent (RCC) processes.

[*A Detailed Design Manual*](#), containing detailed and technical information factsheets to implement the Guidance, is available online.

The manual is intended to be a 'live' document and will be updated to reflect best practice, policy and legislative change Appendix B is an index for topics covered by the Detailed Design Manual factsheets.

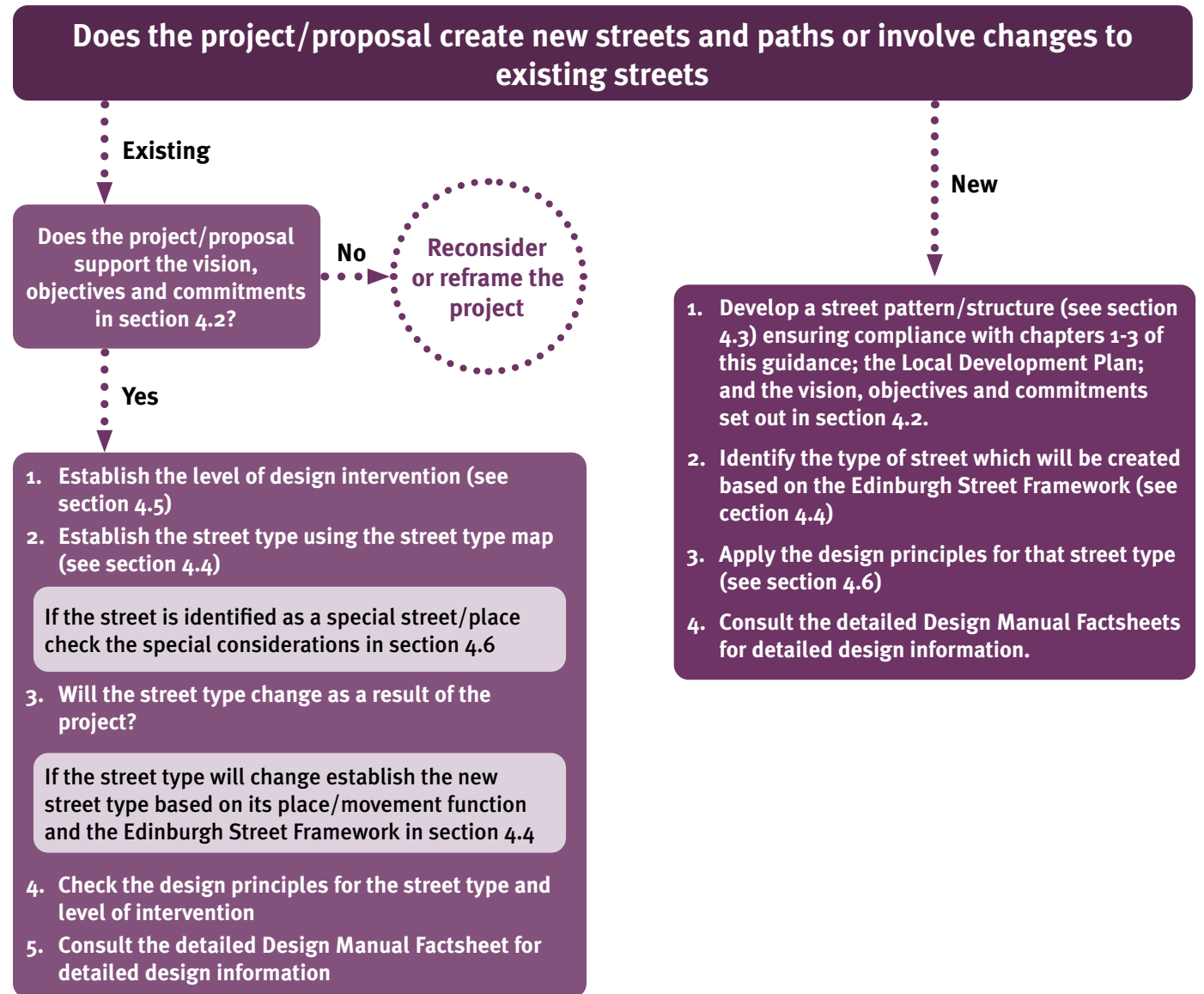
How is the Edinburgh Street Design Guidance structured and how do I use it?

The flow-chart overleaf reflects the structure of this section of the Guidance, and demonstrates the basic stages of the design process, to be followed by anyone undertaking works on Edinburgh's streets.

A Detailed Design Manual, (factsheets), containing detailed and technical information factsheets to implement the Guidance, will be available online in early 2018.

The manual is intended to be a 'live' document and will be updated to reflect best practice, policy and legislative change.

How do I use the guidance?



How does ESDG relate to other guidance?

This Street Design Guidance is part of a suite of non-statutory guidance (see page 4) documents that interpret Local Development Plan policies. It is supplementary to the Local Development Plan and

Local Transport Strategy. It supersedes the following previous City of Edinburgh Council Publications: Standards for Streets (2006), Movement and Development (2000) and the Edinburgh Standards for Urban Design (2003).

Designing Streets Policy Statement for Scotland

This Guidance aligns with *Designing Streets* which will be the next point of reference for issues that are not covered within this Guidance.

Risk and Liability

The design principles set out in this guidance document follow the same principles established in the *Designing Streets* policy document. This should be consulted for further details of the risk and liability considerations.

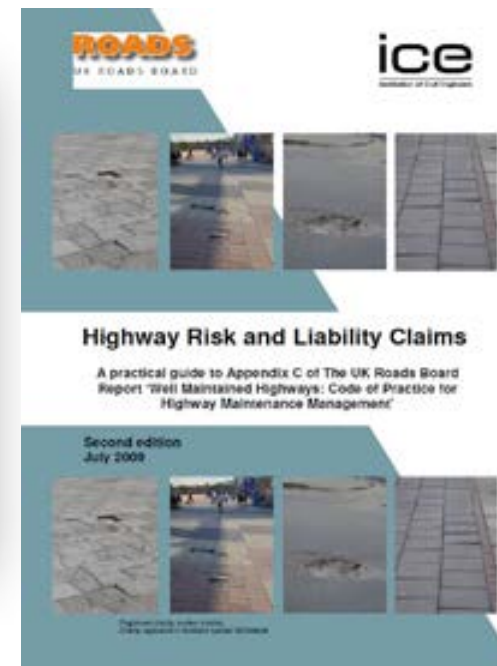
Additional information:

- Highway Risk and Liability Guide Second Edition A practical guide to Appendix C of The UK Roads Board Report 'Well Maintained Highways: Code of Practice for Highway Maintenance Management', ICE, 2009
- UK Roads Liaison Group Highway Risk and Liability

Use of Design Manual for Roads and Bridges (DMRB)

The Design Manual for Roads and Bridges (DMRB) provides standards, advice notes and other documents relating to the design, assessment and operation of trunk roads. The DMRB is not an appropriate design standard for most of Edinburgh's streets, particularly for geometry and layout.

Therefore, in accordance with *Designing Streets*, the DMRB standards should not be used, unless specifically directed in the detail of this Guidance or where this Guidance does not cover an issue.



4.2 Guiding Principles

Ensure all works related to Edinburgh streets deliver the Council's objectives related to streets

Comply with the Council's key commitments in street design to deliver a world-class network of streets and places

Vision and Objectives for streets

The Council's vision is to transform the process of street design to provide Edinburgh with a world-class network of streets and places. We aim to enhance the vibrancy of our streets, support sustainable movement, make the most of our historic inheritance and optimise the use of limited budgets.

This Guidance is based on the following objectives for streets which align with the key qualities set out in Designing Streets. We aim to provide streets that:

- be welcoming, inclusive and accessible to all;
- be easy to navigate;
- be attractive and distinctive;
- give priority to sustainable travel (walking, cycling and public transport);
- be safe and secure;
- make the most of our historic inheritance;
- be designed to deal with and respond to environmental factors such as sun, shade, wind, noise and air quality.
- respect key views, buildings and spaces reflect the

needs of local communities; and

- be resilient, cost-effective and have a positive impact on the environment over their life-cycle.

Commitments

Street Design will:

- follow a design process that starts by considering the street as a place for people and recognising that streets have an important non-transport role.
- provide integrated design solutions which reflect the local character of the area.
- always prioritise improving conditions for pedestrians, especially for those with mobility impairments or other disabilities, for cyclists and for public transport users.
- use signs, markings and street furniture only where necessary, and in a balanced way.

How will our streets change as a result of this guidance?

The main differences that this design guidance will make on our streets are summarised below. In addition, detailed Factsheets in Detailed Design Manual discuss each of these proposed changes and associated issues in more detail.

Streets as places

This guidance is intended to bring about a shift in the emphasis of street design across the city from a movement dominated approach, to one which starts by considering streets as places, in so doing reinforcing and improving the quality of Edinburgh's streets. Designers should have a clear understanding of the function of a particular street and propose improvements that will reflect the role of the street, whether it is primarily a retail (high) street, a low density residential street, a place for social and cultural activity, a busy bus or general traffic route.

They will use design to influence road user behaviour, helping reduce vehicle speeds and thus improving safety, particularly for pedestrians and cyclists.

See factsheet:

P1. Street as a Place

P2. Promoting Pedestrian Movement and Activity

G6. Speed Reduction and Traffic Management

C1. Designing for Cycling

Road Geometry

- Using narrower vehicle lanes, consistent with promoting slower traffic speeds which give more space to pedestrians and cyclists, whilst keeping enough width for buses to operate efficiently where appropriate.

See Factsheet:

P2. Promoting Pedestrian Movement and Activity

C1. Designing for Cycling

G2. Carriageway Widths (under production)

Road Crossings for pedestrians and cyclists

- Providing new crossings on desire lines wherever possible, including where this brings the crossing very close to a side road junction.

See Factsheet:

G4. Crossings

G5. Crossings at or Near Junctions

P2. Promoting Pedestrian Movement and Activity

C1. Designing for Cycling

Cycling and cycleways

- Increasing the priority given to cyclists in street design.
- Introducing guidance covering segregated on-street cycleways, including dealing effectively with junctions and bus stops

See Factsheet:

C1. Designing for Cycling

C2. Cycle Lanes

C3. Segregated Cycle Tracks - Soft Segregation (under production)

C4. Segregated Cycle Tracks - Hard Segregation

Junctions

- 'Tight' corner radii will be encouraged, slowing down turning vehicles and making side roads easier to cross.
- Wider use of raised road junctions without specific



vehicle priority to help reduce vehicle speeds and to give pedestrians more priority.

- Introduction of 'continuous pavement' side road crossings in streets busy with pedestrians, giving greater priority to people travelling on foot.
- Pedestrian phases and advanced cycle stop lines at all signalled junctions.

See Factsheet:

G4. Crossings

G5. Crossings at or Near Junctions

G6. Speed Reduction and Traffic Management

G7. Priority Junctions

G8. Junctions (under production)

M4. Tactile Paving

P2. Promoting Pedestrian Movement and Activity

P8. Pedestrian Streets (under production)

F3. Signage



Footways

- Altering the design of driveway crossings of pavements (“crossovers”) to prioritise a level surface for walking and wheelchairs above a gradual gradient for cars. Ensuring crossfalls on all footways are comfortable for people with reduced mobility.
- Using the guardrail assessment protocol adopted in 2012 as a basis for considering this design feature, with a presumption against new railings and in favour of removing existing.
- Providing tactile paving and (where carriageways are not raised) dropped kerbs at all controlled and uncontrolled crossing points, including those at junctions, and prevention of parking at these crossing points.
- Wider footways in places which are busy with pedestrians, and clear walking zones along them.

See Factsheet:

P3. Footways

P4. Vehicle Crossovers on Footways

P5. Pedestrian Guardrail

M4. Tactile Paving

De-cluttering

- Minimising signing, lining, bins and other street furniture to create an uncluttered space for both movement and place functions.
- Generally not reinstating the centrelines on the 20mph network, other than on strategic routes. (A trial conducted in London between 2013 and 2014 concluded that there was a statistically significant reduction in vehicle speeds. There will be immediate and longer term maintenance cost savings as a result of not reinstating the centrelines).

See Factsheet:

F3. Signage

G3. Omitting Centrelines

G6. Speed Reduction and Traffic Management

P7. Minimising Street Clutter



Poundbury, Dorset - Source: WSP

Flood management and Sustainable Urban Drainage systems (SuDs)

- Promoting and clarifying the requirements for this new approach to drainage which seeks to ‘design out’ flood risk through attenuation as well as providing water quality treatment both in terms of new streets and retrofitting in existing streets.
- Ensure the systems maximise the potential for improvements to landscape and biodiversity e.g. the use of ‘rain gardens’ with trees and soft landscaping.

See Factsheet:

W1. Sustainable Urban Drainage Systems (SuDS) (under production)

W2. Drainage (under production)

F5. Street Trees (under production)

Street trees and soft landscaping

- Introducing street trees and soft landscaping to conserve and enhance townscape character; to use as traffic calming measure and to encourage walking and cycling.

See Factsheet:

P2. Promoting Pedestrian Movement and Activity

C1. Designing for Cycling

F5. Street Trees (under production)

G6. Speed Reduction and Traffic Management

4.3 Street Pattern/Structure

When creating new street patterns in Edinburgh, designers should draw on:

- **Edinburgh’s vision, objectives and commitments set out in this Guidance;**
- **Designing Streets’ key considerations for designing new street patterns (p15-31); and**
- **Edinburgh’s recognisable street patterns and distinctive urban structure.**

These will also apply to making amendments to existing streets.

In summary the key requirements include:

- establishing connected streets – cul de sacs should be avoided especially for walking and cycling;
- creating an urban form that establishes suitable grids and patterns and creates relationships between street widths and building heights
- ensuring neighbourhoods are walkable;
- prioritising pedestrians, cycling and public transport;
- design solutions drawing on typologies common to Edinburgh and respond to the character and features of the area (refer to Conservation Area Character Appraisals and Edinburgh Design Guidance, chapter 1); and
- considering the environmental quality of the street.

The Edinburgh Context

Edinburgh’s city centre has a powerful and distinctive character created by its topography, geological history and the unique form of its historic environment, consisting of the Old and New Towns separated by what are now Princes Street and its gardens. This character makes a contribution to the city’s quality of life, to its status as a World Heritage city and to its position as a major visitor destination. What makes Edinburgh special is detailed in the Edinburgh section of this guidance.

Referencing Existing Street Styles

Edinburgh has a legacy of original street layouts, fabrics, materials and furniture. Locally quarried sandstone, Caithness paving, original whinstone kerbs, granite setts, horonized paving, original cast iron street lamps and street features such as mounting blocks, lighting plinths and coal chutes have been retained in many parts of the city.

These features form part of the overall values that underpin World Heritage status and create the essential character of the city’s conservation areas. It is important that changes to streets aim to preserve and enhance this historic fabric.

There is range of street character in Edinburgh where the scale, ratios and patterns, materials of streets vary. The street patterns of Medieval, Georgian, Victorian and Edwardian streets, and of some (but not all) between and post war Edinburgh

streets demonstrate good townscape qualities showing coherent relationships between building, footway and road. Generally, designs for changes to existing streets or for new streets should reinforce recognisable street patterns and styles already in place locally. However 20th century car-based street patterns with layouts impermeable to pedestrians, cyclists and public transport should be adapted or replaced wherever opportunities arise.

Edinburgh already has good practice examples that feature as *Designing Streets case studies*. These include:

- *Wauchope Square (City of Edinburgh)*
- *Gracemount (City of Edinburgh)*
- *Greendykes North (City of Edinburgh)*

Gracemount City of Edinburgh 21st Century Homes

In Gracemount, streets are designed to provide a pedestrian friendly, low traffic speed area which works as a coherent public space. There are uniform levels with no high kerbs and different zones are distinguished by different surface finishes.

This approach allows the street to become a more sociable space. To address concerns about the use of

shared surfaces by blind and partially sighted people, a separate walkway is provided which is defined by a tactile strip rather than a raised kerb. All homes have a private or semi private outdoor space – a private garden, private balcony or secure communal rear garden.

Public open space is provided by retaining an important existing walkway through the site and three informal squares, located at road junctions, provide small scale greenspace with seating.

designing streets case study

This development complies with four of the five Designing Streets Policies:

- ✓ Street Design should consider place before movement.
- ✓ Street Design Guidance as set out in Designing Streets can be a material consideration in determining planning applications and appeals.
- ✓ Street Design should meet the six qualities of successful places, as set out in Designing Places.
- ✓ Street Design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.
- ✗ Street Design should run planning permission and roads construction consent (RCC) processes in parallel.



Location: Gracemount
Developer: Cruden Homes; City of Edinburgh Council 21st Century Homes
Size: 1.2 hectares; 99 new affordable homes
Type: New Residential
Stage: Planning Permission in Principle for overall masterplan. First phase completed

Background

This development is the first phase of affordable housing within a larger master planned area of houses for sale. As part of the 21st Century Homes initiative, City of Edinburgh Council developed an initial master plan for the wider Gracemount area. It outlined the approach to all basic aspects of the design, such as maximum storey heights, housing typologies, public space, private space and boundary treatments, waste management and lighting.

For this first phase of development, the master plan was developed in more detail. The Design Team had pre-application discussions with CEC Planning, Transport and Refuse, and a Planning Officer is on the client project team in an advisory role, ensuring a degree of continuity throughout this and following phases. The site layout is based around two new roads, the main street is on the axis of the listed Gracemount House, providing views through trees along this route for character and orientation. The new crossroads form an important junction, with the majority of three and four storey flats located around this area. Elsewhere, housing comprises houses and a 'colonies' type arrangement (upper and lower villas with front doors at opposite sides).

Streets are designed to provide a pedestrian friendly, low traffic speed area which works as a coherent public space. There are uniform levels with no high kerbs and different zones are distinguished by different surface finishes.

This approach allows street to become a more sociable space. To address concerns about the use of shared surfaces by blind and partially sighted people, a separate walkway is provided which is defined by a tactile strip rather than a raised kerb. All homes have a private or semi private outdoor space – a private garden, private balcony or secure communal rear garden. Public open space is provided by retaining an important existing walkway through the site and three informal squares, located at road junctions, provide small scale greenspace with seating.



Parking courts softened with planting

4.4 Edinburgh Street Framework

When creating new street types, use the ‘Edinburgh Street Framework to determine the relative place and movement function of a street.

The place function of a street must be considered first.

For existing streets, the Edinburgh Street Types Map should be used to identify the street’s category.

Once the street category is established, this should then inform the specific Design Principles to be adhered to (section 4.6).

The dual place and movement roles of streets are the key considerations when designing streets.

All projects, including road and pavement renewals, have the potential to incorporate design changes. So designers need to understand the role of a street to in-turn propose improvements that reflect its specific role.

Within the Edinburgh Street Framework there are seven place categories, ranging from rural roads with no frontages, through to retail or high streets. There are also six movement categories to differentiate the significance of movement, ranging from strategic routes, through to footpath/cycleways, and also special streets.

As a place, a street is a destination in its own right. People using streets as places will live on a street, or make use of buildings or other facilities that are located on it. People using streets as places are almost always on foot.

Movement is essentially travel by any mode. Within the Edinburgh Streets Framework, the movement significance of a street is primarily determined by the function of the street for medium and long distance movements, particularly by public transport.

Streets with similar movement functions can have very different place functions. Perhaps the best examples in Edinburgh are the main roads into the city centre from its edges. These are very significant for movement throughout their lengths, whilst their place function varies dramatically, ranging from outer suburban low density housing to busy high streets.



Source: Designing Streets, page 9

Edinburgh Street Framework

Type of Place

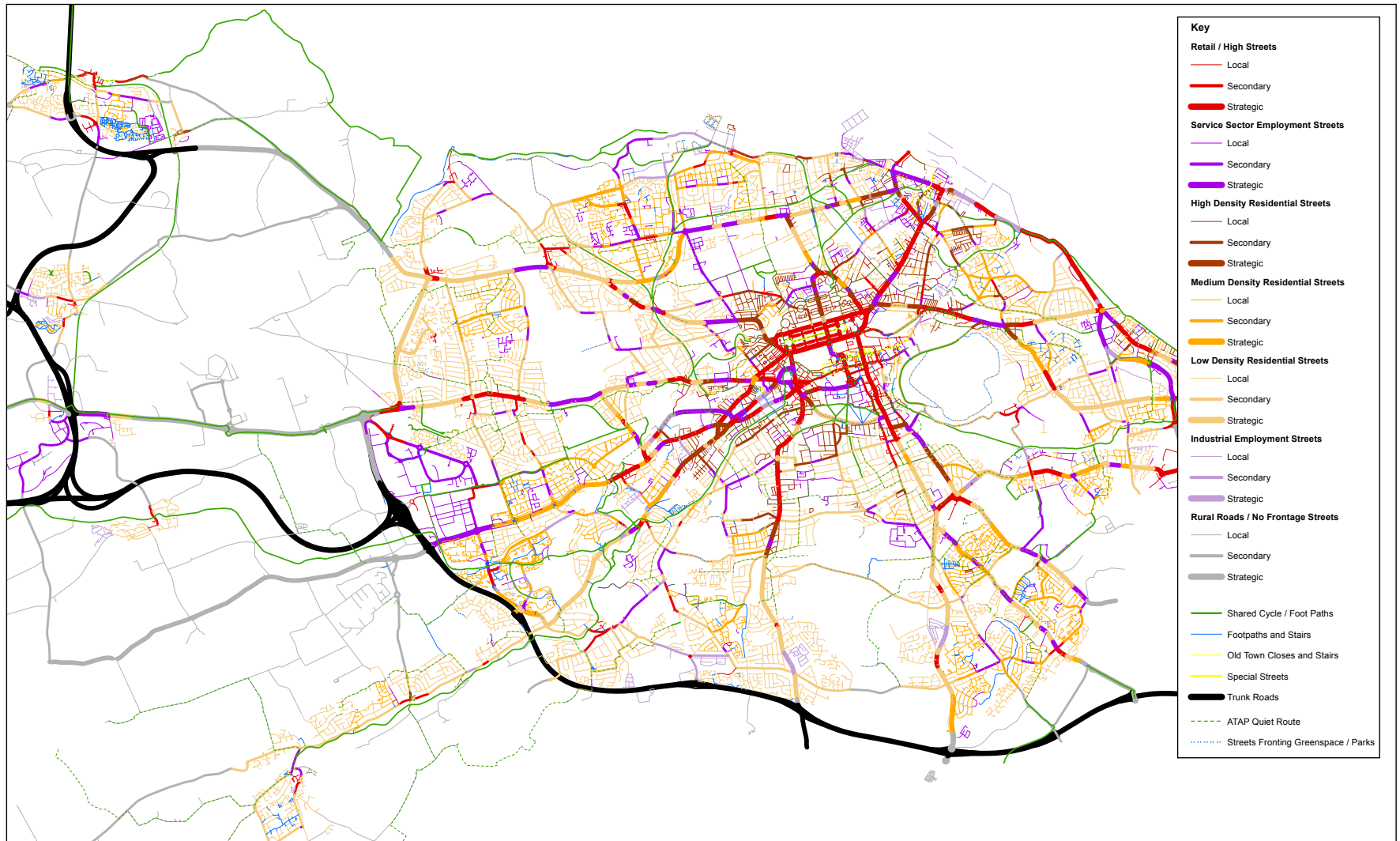
		Rural roads/No frontage	Industrial Employment	Low Density Residential	Med Density Residential	High Density Residential	Service Sector Employment	Retail/ High Streets
Significance of Movement	Strategic							
	Secondary							
	Local							
Other streets and paths	Footpath/ cycleways	(shared by pedestrians and cyclists)						
	Footpaths	(pedestrians only)						
	Special streets and places	Royal Mile, Princes Street, George Street (with squares), Grassmarket, The Shore, Queensferry High Street, Old Towns closes and stairs						

Edinburgh Street Types Map

Application of the above framework on our existing streets has resulted in the *Edinburgh Street Types map*, representing Edinburgh's existing streets based on their current place and movement status.

Those who are dealing with Edinburgh's existing streets can simply locate the street(s) in question on the map to refer to the relevant Design Principles (presented in section 4.6).

The street framework should be used by developers creating new streets, considering both place and movement functions in categorising streets. See overleaf for detail.



1. What type of a place to create?

Put simply, the significance of place is derived by the land uses and frontages associated with specific streets. Streets with lots of people on them and many pedestrian interactions have a high place significance e.g. streets with shop frontages and offices. In contrast, streets with limited building frontages or pedestrian interactions have a low place significance e.g. industrial estates and rural roads.

Retail/High Streets have an important and valued role within the whole city, local district or neighbourhood. They typically comprise a group of shops with frontage at the ground floor level and are mixed with other land uses between or above them such as non-retail employment (e.g. offices), restaurants, hotels, tenement flats, or other types of private residence. This type of place also covers smaller numbers of shops providing an important community function in local centres.

Service sector employment streets are typically fronted by offices, schools, hospitals, universities/ colleges and other non-industrial and non residential land uses that tend to generate substantial movements at peak times.

Industrial employment streets include activities related to industrial manufacturing, distribution and sale of industrial goods etc.

High density residential streets include traditional multi-storey tenements and newer high density housing developments consisting of modern apartments (these may depart from traditional street patterns). They are sometimes mixed with retail and/ or non-retail employment.

Medium density residential streets, include terraces, colonies, 2 to 3 storey villas or new apartments.

Low density residential streets include 1-2 storey and less densely spaced family dwellings such as semi-detached houses or bungalows. Houses usually have their own private frontage/ gardens and off-street car parking.

Rural roads and streets with no frontage generally run through a rural or other green setting, with only isolated or intermittent built frontage.

The majority of new streets will be high, medium or low density residential.

20 mph Streets

Edinburgh is the first 20 mph city in Scotland with 30mph and 40mph speed limits only maintained for a limited arterial network. Therefore the default design speed for new streets is 20 mph. Exceptions will be considered for new rural streets with no-frontage, for those serving and fronting low- medium density industrial land uses and for those strategic and secondary streets with a frequent bus service.

2. How significant should movement be?

The movement significance of a street should be based on its' role in connecting major destinations and on the importance of the street for motorised (public and private transport) traffic.

Strategic streets accommodate the highest levels of movement by a range of modes of transport including out-of-city movements. These include A roads and other main streets, such as Leith Walk, Morningside Road and the Western Approach Road.

Secondary streets provide connections between different parts of the city with moderate to high levels of movement, usually including bus routes. Examples include Captains Road, Bonnington Road, or Drum Brae.

Local streets mainly provide local access, for example for residents and employees to and from their houses and places of work. These streets will not have a significant through traffic function. They can vary substantially in width depending on when they were first built. They do not have a significant public transport role.

The majority of new streets are likely to fall into the 'Local streets' category.

Paths are type of street that will usually excludes any form of motorised traffic. The level to which pedestrians and cyclists are separated from each another will vary.

Designing for multi-functional streets

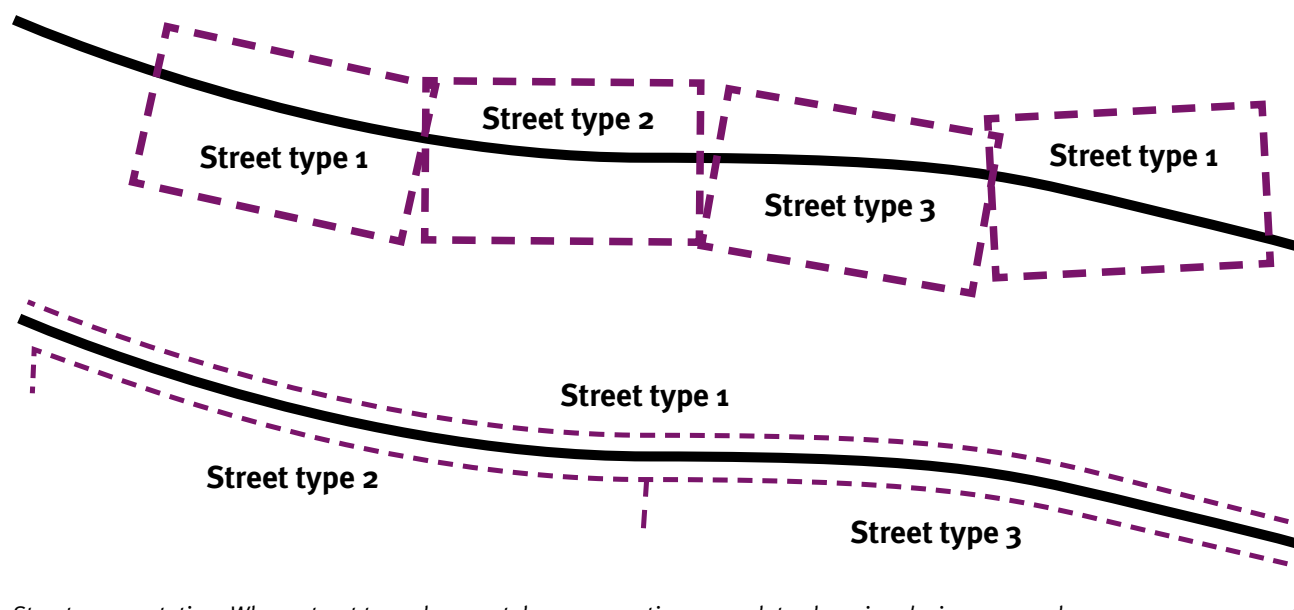
Where streets have more than one land-use, for example with both retail and residential functions, the predominant ground level use should be seen as the main influence on the balance between place and movement.

Some streets will have a consistent design along their length. However in many cases, a streets' place function changes as it passes through the city (eg from retail/shopping to residential to office based employment). At transitions between two place types, there should not be a sharp change in design approach. The designer should take a pragmatic approach to the design so that it makes sense to the user and avoids apparently illogical or jarring changes.

Sometimes one side of a street will have a different place function from the other. In this case, the street type with the higher place status should normally apply on both sides, although some flexibility can be applied. For example, on a street with shops on one side and a local park boundary on the other, the highest priority (shopping) implies a need for paving slabs on the footways on both sides; in practice, blacktop could be used on the park side, if there is low pedestrian demand. There may also be cases where special design consideration may apply.

Whatever the composition of the street, its design should be coherent and respond to the local context.

In some cases, complete transformation of a street may be desirable or required by a design brief, meaning that the existing movement and place characteristics of a street should be altered by the design. This approach is most likely to apply when redevelopment projects, area wide traffic management schemes or urban design improvements are proposed. In some cases, the transformation of a street may take several years and go through different phases.



Street segmentation: Where street type changes take a pragmatic approach to changing design approach, changes in design should always make sense on the ground.

4.5 Levels of Design intervention

All work undertaken on Edinburgh's streets should move towards the vision and objectives for streets set out in this document. This guidance must be applied across the design spectrum, from the completion of routine maintenance and basic repairs to construction of brand new streets. To this end, depending on the type and extent of works proposed, there are three levels of design intervention:

- **Basic, which is concerned with tidying up and decluttering streets, and improving key**
- **Features of streets so they are accessible for all and support street uses and activities**
- **Standard, which includes basic interventions but may involve more significant street redesign**
- **Innovative, which goes beyond the standard approach to consider complete re-design**

These three levels of intervention are summarised in the adjoining table and described and illustrated in more detail overleaf.

The design principles sheets give more information on what each level of intervention should involve on the various different street types.

For example, designers should make 'basic' design changes as part of a small scale renewals project, but 'standard' changes as part of a larger carriageway or footway renewal scheme.

New streets should always be designed to innovative or standard design principles.

Design principles / intervention	Actions Required	Type and extent of work
Basic	Tidy up Get rid of unnecessary street furniture that is easy to remove, combine or relocate (bins, signs, seats) Declutter Do not retain street furniture and road sign/ marking unless there is a clear case for retention	Small scale maintenance and renewals projects that are based on periodic inspections and/or reports and requests from third parties, e.g. single pothole repairs, isolated footway repairs <25m in length, single (pairs) of tactile or drop kerb installations, new single signs, new crossovers for single buildings etc. Also applies to other services that use, maintain and manage streets including utility providers.
	Improve Improve standards of streets with smaller budget and limited specs so that they are accessible for all and support street uses/ activities	Small scale capital (carriageway and footway) renewal schemes and other small scale capital schemes including road safety projects, new crossings, traffic calming schemes incorporating physical measures, junction refurbishments, bus stops including build outs, and road cycle schemes.
Standard	Rethink and redesign Apply basic design principles but also aim for significant street re-design and roadspace reallocation.	Medium to large scale capital (carriageway and footway) renewal schemes and other medium to large scale capital schemes such as large scale traffic management, bus priority and cycle priority schemes.
Innovative	Consider innovative approaches when creating new streets or completely reconstructing existing ones	This level should be considered for street/area based public realm or economic development projects. Previous examples include High Street, Leith Walk and Grassmarket where the whole street layout has been/is being reconfigured from building to building. Also should be considered when creating new streets associated with developments.

Intervention levels

“Basic” Design Principles / Requirements focus on - making Edinburgh’s streets accessible especially for vulnerable street users (e.g. mobility impaired, blind and partially sighted, elderly or young, people with cognitive difficulties etc) and supporting sustainable forms of travel.

Achieving this requires tidying up, decluttering and improving basic street layout, materials and furniture.

Any small scale works /projects on streets undertaken by the Council or third parties will fulfil the basic design principles / requirements that are specified in the design principles sheet for each street type.

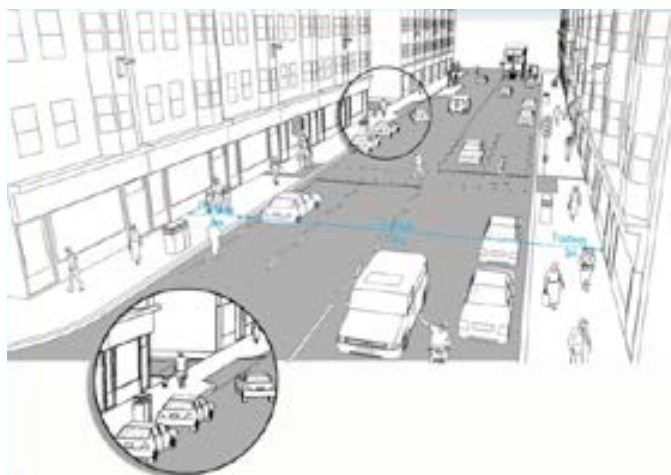
“Standard” Design Principles / Requirements supplement these basic treatments and focus on establishing a much higher standard of street. The majority of these requirements already feature in some of our streets, but the aim is to make sure all parts of Edinburgh offer such streets to our residents and visitors.

Any Medium to large scale works /projects on streets by the Council or third parties will fulfil the basic and standard design principles / requirements that are specified in the design principles sheet for each street type.

“Innovative” Design Principles / Requirements include concepts that may be new or experimental (at least in the UK context), or suitable only in special circumstances.

Any corridor or area based public realm, transport or economic development projects by the Council or third parties will fulfil both the basic and standard design principles and should consider innovative design principles.

Any new development should start by considering innovative principles with an understanding that certain elements won’t be applicable in all scenarios.



Basic: illustrative example of the same street tidied up and decluttered



Standard: illustrative example of the same street reconstructed as an ATAP Quiet Route



Innovative: illustrative example of the same street reconstructed as shared space

4.6 Design principles

Design Principles sheets provide a high-level design brief for any works undertaken on a particular street, depending on its category.

Key design principles to be adhered to include:

- Ensuring accessibility by street users of all levels of mobility;
- Prioritising walking, cycling and public transport; and
- Creating solutions that respond to the character, features and materials of an area.

To inform design considerations, ‘Design Principles’ summary sheets have been developed which identify key design parameters for each particular street type, depending upon the level of intervention proposed (and agreed with the Council).

The key points set out in each Design Principles sheet should be the basis for design, though designs should always look to incorporate local context and priorities.

The Design Principle sheets also guide the user towards associated Detailed Design Manual ‘Factsheets’ for detailed design issues.

Some of Edinburgh’s streets also require special design consideration and design principles depending on whether they are in the World Heritage Site and/or a conservation area; or simply include significant squares, public buildings and/or attractions. (see overleaf).

Street type												
Summary statement covering this type of street	<p>Design Principles: RETAIL HIGH STREETS STREETS (STRATEGIC, SECONDARY AND LOCAL)</p> <p>Retail/High Streets have an important and valued role to the whole city, district or neighbourhood. They typically comprise of shops along a street frontage at the ground floor level, often mixed with other land uses between or above them such as non-retail employment (e.g. offices), restaurants, offices, hotels, tenement flats or other types of private residence. There is significant amount of pedestrian activity associated with the movement of people along these streets. There are also high levels of kerbside activity generated by parking, loading and public transport. They can be centres of civic pride with important buildings, squares and spaces. These functions should be understood and incorporated in the design. Street design must cater for retail, leisure and social needs as well as the needs of people walking, cycling, public transport. Private motor traffic should generally be accommodated but not prioritised. Pedestrians should have priority across side streets. Cyclists should be separated as far as possible from traffic.</p>											
Design principles	<table border="1"> <thead> <tr> <th style="text-align: left;">STREET LAYOUT</th> <th style="text-align: left;">Factsheet reference</th> </tr> </thead> <tbody> <tr> <td>BASIC</td> <td></td> </tr> <tr> <td>Minimum width of footway - strategic and secondary streets: general min 2.5m, desirable min 3m or wider. Local streets: general min 2m, desirable min 2.5m or wider. Maximise clear “walking zone” (absolute min:1.5m - only allowed in short sections, bus stops 1m).</td> <td>P3, F1</td> </tr> <tr> <td>Minimise corner radii (desirable max 3m for majority street types, 1m for local streets).</td> <td>G6, G1, P2</td> </tr> <tr> <td>Provide pedestrian crossing points (controlled or uncontrolled crossings) every 50-100m, preferably on desire lines, e.g. at/near side roads or entrances to significant buildings. Consider raised crossings and signalised/zebra crossings at strategic points. Locate them at or near junctions to respect pedestrian desire lines. Avoid staggered crossings.</td> <td>G4, G5, P2, M4</td> </tr> </tbody> </table>	STREET LAYOUT	Factsheet reference	BASIC		Minimum width of footway - strategic and secondary streets: general min 2.5m, desirable min 3m or wider. Local streets: general min 2m, desirable min 2.5m or wider. Maximise clear “walking zone” (absolute min:1.5m - only allowed in short sections, bus stops 1m).	P3, F1	Minimise corner radii (desirable max 3m for majority street types, 1m for local streets).	G6, G1, P2	Provide pedestrian crossing points (controlled or uncontrolled crossings) every 50-100m, preferably on desire lines, e.g. at/near side roads or entrances to significant buildings. Consider raised crossings and signalised/zebra crossings at strategic points. Locate them at or near junctions to respect pedestrian desire lines. Avoid staggered crossings.	G4, G5, P2, M4	Reference to relevant factsheet section
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Special Design Considerations

Some specific local design factors may need to be addressed as part of the design process. Examples of these Special Design Considerations include:

- World Heritage Site, conservation areas and listed buildings, Natural Heritage and biodiversity designations areas that are otherwise visually distinct or historically important
- areas that may require increased social and pedestrian space such as squares and significant streets, street junctions and intersection; and
- areas outside buildings such as schools, pubs, local shops or at bus stops or rail stations
- streets that front onto water (coastal or river) and important greenspace (parks and gardens)
- footpaths
- foot/cycle paths
- **Active Travel Action Plan** (ATAP) Quiet Routes

These design factors are important in delivering Edinburgh's vision and objectives and should apply across the standard street types.

Some of the key principles related to these streets and places are outlined overleaf in the following principles sheets.

Special Streets and Places

There will be a number of exceptions and unique locations which require special treatment; examples include:

- Royal Mile
- Princes Street
- George Street (with squares)
- Grassmarket
- The Shore
- Queensferry High Street
- Melville Drive
- Old Town's closes and stairs

The overall vision and objectives for street and design set out in this guidance are relevant for these special streets and places. They should be used as a basis for any design proposals, in the first instance, along with any more specific local objectives.

When considering significant or full reconstruction of these streets, their unique nature means that it is important that creativity and innovation is not stifled by an overly generic approach to design. It is therefore recommended that objectives, suitably prioritised, should form the basis of a collaborative/ corporate based design approach.

For maintenance and more limited reconstruction, the most appropriate principles sheets (eg primary and secondary retail) as well as any specific design codes already in place, should be used to inform the design.



Design Principles: RETAIL HIGH STREETS STREETS (STRATEGIC, SECONDARY AND LOCAL)

Retail/High Streets have an important and valued role to the whole city, district or neighbourhood. They typically comprise of shops along a street frontage at the ground floor level, often mixed with other land uses between or above them such as non-retail employment (e.g. offices), restaurants, offices, hotels, tenement flats or other types of private residence. There is significant amount of pedestrian activity associated with the movement of people along these streets. There are also high levels of kerbside activity generated by parking, loading and public transport. They can be centres of civic pride with important buildings, squares and spaces. These functions should be understood and incorporated in the design. Street design must cater for retail, leisure and social needs as well as the needs of people walking, cycling, public transport. Private motor traffic should generally be accommodated but not prioritised. Pedestrians should have priority across side streets. Cyclists should be separated as far as possible from traffic.

STREET LAYOUT	Factsheet reference
BASIC	
Minimum width of footway - strategic and secondary streets: general min 2.5m, desirable min 3m or wider. Local streets: general min 2m, desirable min 2.5m or wider. Maximise clear "walking zone" (absolute min:1.5m - only allowed in short sections, bus stops 1m).	P3, F1
Minimise corner radii (desirable max 3m for majority street types, 1m for local streets).	G6, G1, P2
Provide pedestrian crossing points (controlled or uncontrolled crossings) every 50-100m, preferably on desire lines, e.g. at/near side roads or entrances to significant buildings. Consider raised crossings and signalised/zebra crossings at strategic points. Locate them at or near junctions to respect pedestrian desire lines. Avoid staggered crossings.	G4, G5, P2, M4
Provide pedestrian phases on all signalised junction arms and consider X (all green) crossing.	G4, G8
Review existing Traffic Regulation Orders (TRO's). Make all crossing points suitable for wheelchairs and protected from parking/loading.	G4, M4
Introduce waiting restrictions to protect all corners and, if required, the opposite kerbside of T-junctions, from parking and loading.	P2, G9
No new vehicular footway crossovers to be introduced on strategic and secondary streets. Remove obviously redundant footway crossovers. At new and existing vehicle crossovers retain an evenly graded walking zone of at least 1.5m wide, preferably 2m or more.	P4
If the street forms part of the ATAP Quiet Routes Network (GIS) or the network crosses the street, provide or at least future proof specific cycle provision of a suitable standard - consult active travel team.	C1, C2, C3, C4
Provide Advanced Stop Lines at all signalised junctions.	G8
Provide cycle parking for visitors and commuters.	C7, C6
Reduce the amount of kerbside devoted to parking and loading to support cycle/bus facilities and increases in pedestrian space.	C1, G9, PT1
Consider providing bus boarders where minimum clear footway width of 1m can't be obtained (consider implications for cyclists) otherwise provide bus stop clearway of min 25m at every stop.	PT2, P3,F1
STANDARD	
Design speed for streets is 20mph, including bus routes.	G6
Install continuous footways at uncontrolled sideroad junctions (depending on vehicle flow).	G7, P2, P3
Consider raised junctions incorporating full carriageway width of main road at key junctions.	G8, G4
Consider shared space at key junctions/locations, public transport interchanges etc.	P8, G6
Consider provision of mandatory or segregated cycle lanes on strategic and secondary streets especially where traffic volumes are high. Connect them to ATAP Quiet Routes Network (GIS).	C1, C2, C3, C4
Consider bus lanes with parking/loading restrictions on strategic and secondary streets or other priority measures.	PT3, G9
Consider retrofit SUDS e.g. bioretention, swales etc.	W1
INNOVATIVE	
Consider full shared space as part of a comprehensive approach to wider traffic management, but only with measures to avoid random/footway parking.	P8, G6
Incorporate SUDS features (swales, ponds, basins, bioretention, etc).	W1
FABRIC/MATERIALS	
BASIC	
Localised repairs to footway and carriageway (including surface treated cycle and bus lanes) must be in original material. Consider overlay or surface dressing to improve skid resistance (only where required), enhance appearance or extend life.	M1
Footways in paving slabs (PCC or natural stone).	M1, M3
Contrasting grey tactile paving/ cycle warning paving.	M4
Consistent use of materials (no breaks for driveways etc unless historic materials. In this situation use flat-topped setts)	M1, M6
If streets are settled then setts should be replaced with flat-topped at crossing points for wheelchairs, prams etc. use.	M1, M3, M6
Provide completely smooth walking zone surface (min 1.5m wide) suitable for wheelchairs, prams etc.	M1, M3, P3
Use Pre-Cast Concrete (PCC) kerbing and edging outside Conservation Areas, unless whinstone is currently used. Standard kerb height 75-100mm. Consider retention of natural materials.	M1, M3
Carriageway HRA Asphalt or SMA. Review antiskid locations/requirements.	M5
Cycle lanes and bus lanes - red chipped HRA surfacing (applied red surface on cycle lanes at safety-critical locations)	C2, PT3
Bus stops kerb upstand 70-100mm.	PT2
Minimise road markings. Generally, omit centreline on 20 mph secondary and local streets that have only one general traffic lane in either direction.	P7, G3
STANDARD	
Consider natural materials for kerbs.	M1
Consider recessed utility covers in consultation with the utility suppliers.	F1
Consider soft landscaping and street trees to conserve and enhance townscape character and for SUDS - discuss with Planning / Forestry and Natural Heritage as early as possible.	F5, W1
Consider retrofit SUDS materials e.g. permeable paving, etc.	W1
Consider different/high quality materials to enhance streets as places.	M1,P1
FURNITURE/FEATURES	
BASIC	
Consolidate street poles and signs etc to declutter the street. Follow de-cluttering Assessment process.	P7, F1
Presumption against guardrail - Apply Guardrail Assessment Process for removal, retention and installation of new.	P5
Clear walking zone (absolute min 1.5 m, bus stops 1m if unavoidable) from obstructions: relocate street furniture & features outside walking zone close to the kerb or buildings.	P3, P7
Locate domestic bins & recycling units off street & public bins on footways, outside the walking zone.	F4, P7, P3
Furniture set back from kerb to be 200-300mm where 450mm set back doesn't allow 2m clear walking zone.	F1, P3
Provide frequent seating and litter bins (contact Waste and Cleansing teams).	F2, F4
Visitor and commuter cycle parking will be Sheffield stands or cycle hoops. Communal residents' cycle parking will be lockable compound/container.	C7, C6
Provide bus shelter, preferably with seating, at all stops (check current furniture contract/shelter requirements/notice boards). Contact public transport team.	PT2
Locate signage on walls/ boundaries and other street furniture. Utilise existing poles to avoid erecting new ones.	F3, P3
Utility chambers to be replaced if worn and if redundant, to be removed. Do not place new ones in walking zone.	P3, P7
Protect existing trees, and replace dead trees - discuss with Forestry Service, Parks, Green Space and Cemeteries as early as possible.	F5
STANDARD	
Consider provision for city dressing/ events infrastructure. Also consider CCTV requirements.	P3
Provide street lighting, aluminium columns or preferably wall mounted.	F6
Assess and provide community and retail information; and wayfinding and directional signage. Locate on walls/boundaries or existing street furniture.	F3
Street furniture to form a family of materials and styles.	F1
INNOVATIVE	
Minimise street furniture, signage and road markings, to minimise visual impact and obstruction of pedestrian space.	P7,F1,P2
Use street furniture and planting as part of speed control strategy and to encourage activity on street.	G6,F1,F5

Design Principles: SERVICE SECTOR EMPLOYMENT STREETS (STRATEGIC, SECONDARY AND LOCAL)

Service Sector Employment Streets are typically fronted by offices, hospitals, universities/colleges, schools and other non-industrial and non-residential land uses that tend to generate substantial movements at peak times. Street design should enhance the place function of the street whilst catering for travel to and from the businesses etc. on the street, prioritising walking, cycling and public transport. Pedestrians should have priority across side streets. Cyclists should be separated as far as possible from traffic.

STREET LAYOUT	Factsheet reference
BASIC	
Minimum width of footway - strategic and secondary streets: general min 2.5m, desirable min 3m or wider. Local streets: general min 2m, desirable min 2.5m or wider. Maximise clear "walking zone" (absolute min:1.5m - only allowed in short sections, bus stops: 1m).	P3, F1
Minimise corner radii (desirable max 3m for majority street types, 1m for local streets).	G6, G1, P2
Provide pedestrian crossing points (controlled or uncontrolled crossings) every 50-100m, preferably on desire lines, e.g. to serve major building entrances.	
Consider raised crossings and signalised/zebra crossings at strategic points. Locate them at or near junctions to respect pedestrian desire lines. Avoid staggered crossings.	G4, G5, P2, M4
Provide pedestrian phases on all signalised junction arms and consider X (all green) crossing.	G4, G8
Review existing Traffic Regulation Orders (TRO's). Make all crossing points suitable for wheelchairs and protected from parking/loading.	G4, M4
Introduce waiting restrictions to protect all corners and, if required, the opposite kerbside of T-junctions, from parking and loading.	P2, G9
No new vehicular footway crossovers to be introduced on strategic and secondary streets. Remove obviously redundant footway crossovers. At new and existing vehicle crossovers retain an evenly graded walking zone of at least 1.5m wide.	P4
If the street forms part of the ATAP Quiet Routes Network (GIS) or the network crosses the street, provide or at least future proof specific cycle provision of a suitable standard - consult cycle team.	C1, C2, C3, C4
Provide Advanced Stop Lines at all signalised junctions.	G8
Provide cycle parking for visitors, and commuters if off-street provision is likely to be difficult for building occupiers.	C7, C6
Reduce the amount of kerbside devoted to parking and loading to support cycle/bus facilities and increases in pedestrian space.	C1, G9, PT1
Consider providing bus boarders where minimum clear footway width of 1m can't be obtained (consider implications for cyclists) otherwise provide bus stop clearway of min 25m at every stop.	PT2, P3,F1
STANDARD	
Design speed is 20mph, including bus routes.	G6
Install continuous footways at uncontrolled sideroad junctions (depending on vehicle flow).	G7, P2, P3
Consider raised junctions incorporating full carriageway width of main road at key junctions.	G8, G4
Consider shared space at key junctions/locations, public transport interchanges etc.	P8, G6
Consider provision of mandatory or segregated cycle lanes on strategic and secondary streets especially where traffic volumes/speeds are high. Connect them to ATAP Quiet Routes Network (GIS).	C1, C2, C3, C4
Consider bus lanes with parking/loading restrictions on strategic and secondary streets or other priority measures.	PT3, G9
Consider retrofit SUDS e.g. bioretention, swales	W1
INNOVATIVE	
Consider full shared space as part of a comprehensive approach to wider traffic management, but only with means to avoid random/footway parking.	P8, G6
Incorporate SUDS features (swales, ponds, basins, bioretention, etc).	W1
FABRIC/MATERIALS	Factsheet reference
BASIC	
Localised repairs to footway and carriageway (including surface treated cycle and bus lanes) must be in original material. Consider overlay or surface dressing to improve skid resistance (only where required), enhance appearance or extend life.	M1
Consider using paving slabs on strategic or secondary streets, and retaining slabs if already in place on other streets. Slabs are most likely to be appropriate in higher use areas – e.g. where there is a concentration of large employers or at frontages to shops and public buildings. Elsewhere HRA.	M1, M3
Contrasting grey tactile paving/ cycle warning paving.	M4
Consistent use of materials (no breaks for driveways etc unless historic materials. In this situation use flat-topped setts).	M1, M6
If streets are settled then setts should be replaced with flat-topped at crossing points for wheelchairs, prams etc. use.	M1, M3, M6
Provide completely smooth walking zone surface (min 1.5m wide) suitable for wheelchairs, prams etc.	M1, M3, P3
Use Pre-Cast Concrete (PCC) kerbing and edging outside Conservation Areas, unless whinstone is currently used. Standard kerb height 75-100mm. Consider retention of natural materials.	M1, M3
Carriageway HRA Asphalt or SMA. Review antiskid locations/requirements.	M5
Cycle lanes and bus lanes - red chipped HRA surfacing (applied red surface on cycle lanes at safety-critical locations).	M5
Bus stops kerb upstand 70-100mm.	PT2
Minimise road markings. Generally, omit centreline on 20 mph secondary and local streets that have only one general traffic lane in either direction.	P7, G3
STANDARD	
Consider natural materials for kerbs.	M1
Consider recessed utility covers in consultation with the utility suppliers.	F1
Consider soft landscaping and street trees to conserve and enhance townscape character and for SUDS - discuss with Planning / Parks as early as possible.	F5, W1
Consider retrofit SUDS materials e.g. permeable paving, etc.	W1
FURNITURE/FEATURES	Factsheet reference
BASIC	
Consolidate street poles and signs etc to declutter the street. Follow De-cluttering Assessment process.	P7, F1
Presumption against guardrail - Apply Guardrail Assessment Process for removal, retention and installation of new.	P5
Clear walking zone (absolute min 1.5m, bus stops 1m) from obstructions: relocate street furniture & features outside walking zone close to the kerb or buildings	P3, P7
Locate domestic bins & recycling units off street or on carriageway (consider implications for cycling) & public bins on footways, outside the walking zone	F4, P7, P3
Furniture set back from kerb to be 200-300mm where 450mm set back doesn't allow 1.5m clear walking zone.	F1, P3
Provide frequent seating and litter bins (contact Waste and Cleansing teams).	F2, F4
Visitor and commuter cycle parking will be Edinburgh stands or cycle hoops.	C7, C6
Provide bus shelter, preferably with seating, at all stops (check current furniture contract/shelter requirements/notice boards): contact Public Transport Team.	PT2
Locate signage on walls/ boundaries and other street furniture. Utilise existing poles to avoid erecting new ones.	F3, P3
Utility chambers to be replaced if worn and if redundant, to be removed. New ones are not to be placed in walking zone.	P3, P7
Protect existing trees, and replace dead trees - discuss with Forestry Service, Parks, Green Space and Cemeteries as early as possible.	F5
STANDARD	
Consider provision for city dressing/ events infrastructure. Also consider CCTV requirements.	P3
Provide street lighting, aluminium columns or preferably wall mounted.	F6
Assess and provide community and retail information; and wayfinding and directional signage located on walls/boundaries or existing street furniture.	F3
Street furniture to form a family of materials and styles.	F1
INNOVATIVE	
Minimise street furniture, signage and road markings, to minimise visual impact and obstruction of pedestrian space.	P7,F1,P2
Use street furniture and planting as part of speed control strategy and to encourage activity on street.	G6,F1,F5

Design Principles: HIGH DENSITY RESIDENTIAL STREETS (STRATEGIC, SECONDARY AND LOCAL)

High-density residential streets typically consist of traditional multi-storey tenements, 3 or more storey terraces, 'colony' housing as well as newer high-density apartments often with unconventional street layouts and building accesses that may depart from traditional street patterns. They are sometimes mixed with retail and/or non-retail employment. Design for high density residential streets should emphasise social spaces, the pedestrian environment and safe cycling. Street furniture such as seating, bins, cycle and motorcycle parking, and bus shelters will be highly relevant.

STREET LAYOUT	Factsheet reference
BASIC	
Minimum width of footway - strategic and secondary streets: general min 2.5m, desirable min 3m or wider. Local streets: general min 2m, desirable min 2.5m or wider. Maximise clear "walking zone" (absolute min:1.5m - only allowed in short sections, bus stops 1m)	P3, F1
Minimise corner radii (desirable max 3m for majority street types, 1m for local streets)	G6, G1, P2
Provide pedestrian crossing points (uncontrolled or controlled crossings) every 50-100m. Consider raised crossings and signalised/zebra crossings at strategic points. Locate them at or near junctions to respect pedestrian desire lines. Avoid staggered crossings.	G4, G5, P2, M4
Provide pedestrian phases on all signalised junction arms.	G4, G8
Review existing Traffic Regulation Orders (TRO's). Make all crossing points suitable for wheelchairs and protected from parking/loading.	G4, M4
Introduce waiting restrictions to protect all corners and, if required, the opposite kerbside of T-junctions, from parking and loading.	P2, G9
No new vehicular footway crossovers to serve existing developments to be introduced on strategic and secondary streets. Remove obviously redundant footway crossovers. At new and existing vehicle crossovers retain an evenly graded walking zone of at least 1.5m wide.	P4
If the street forms part of the ATAP Quiet Routes Network (GIS) or the network crosses the street, provide or at least future proof specific cycle provision of a suitable standard - consult active travel team.	C1, C2, C3, C4
Provide Advanced Stop Lines at all signalised junctions.	G8
Provide cycle parking for residents and visitors.	C7, C6
Reduce the amount of kerbside devoted to parking and loading to support cycle/bus facilities on strategic and secondary streets.	C1, G9, PT1
Consider providing bus boarders where minimum footway clear width of 1m can't be obtained (consider implications for cyclists) otherwise provide bus stop clearway of min 25m at every stop on strategic and secondary streets.	PT2, P3, F1
STANDARD	
Design speed for secondary and local streets is 20mph, including bus routes. Consider 20mph for strategic streets.	G6
Consider installing continuous footways at uncontrolled side road junctions.	G7, P2, P3
Consider raised junctions incorporating full carriageway width of main road at key junctions.	G8, G4
Consider shared space at squares, key junctions/locations, public transport interchanges etc.	P8, G6
Consider provision of mandatory or segregated cycle lanes on strategic and secondary streets especially where traffic volumes/speeds are high. Provide if on ATAP Quiet Routes Network (GIS), and consider connection to this network.	C1, C2, C3, C4
Consider bus lanes with parking/loading restrictions or other priority measures on strategic and secondary streets (consult Public Transport team).	PT3, G9
Consider retrofit SUDS e.g. bioretention, swales, etc.	W1
INNOVATIVE	
Consider full shared space as part of a comprehensive approach to wider traffic management, with means to avoid random/footway parking.	P8, G6
Incorporate SUDS features (swales, ponds, basins, filter strips, bioretention, etc)	W1
FABRIC/MATERIALS	Factsheet reference
BASIC	
Localised repairs to footway and carriageway (including surface treated cycle and bus lanes) must be in original material. Consider overlay or surface dressing to improve skid resistance (only where required), enhance appearance or extend life.	M1
Use paving slabs on strategic or secondary streets. Consider retaining if already in place on other streets. Also utilise in higher use locations (e.g. squares, frontages to shops and public buildings). Elsewhere HRA.	M1, M3
Contrasting grey tactile paving/ cycle warning paving.	M4
Consistent use of materials (no breaks for driveways etc unless historic materials. In this situation use flat-topped setts).	M1, M6
If streets are settled then setts should be replaced with flat-topped at crossing points for wheelchairs, prams etc. use.	M1, M3, M6
Provide completely smooth walking zone surface (min 1.5m wide) suitable for wheelchairs, prams etc.	M1, M3, P3
Use Pre-Cast Concrete (PCC) kerbing and edging outside Conservation Areas, unless whinstone is currently used. Standard kerb height 70-100mm. Presumption in favour of retaining natural materials.	M1, M3
Carriageway HRA Asphalt or SMA. Review antiskid locations/requirements.	M5
Cycle lanes and bus lanes - red chipped HRA surfacing (applied red surface on cycle lanes at safety-critical locations).	C2, PT3
Bus stops kerb upstand 70-100mm.	PT2
Minimise road markings. Generally, omit centreline on 20 mph secondary and local streets that have only one general traffic lane in either direction.	P7, G3
STANDARD	
Consider natural materials for kerbs.	M1
Consider recessed utility covers in consultation with the utility suppliers.	F1
Consider soft landscaping and street trees to conserve and enhance townscape character and for SUDS - discuss with Planning / Forestry and Natural Heritage as early as possible.	F5, W1
Consider retrofit SUDS materials e.g. permeable paving, etc.	W1
FURNITURE/FEATURES	
BASIC	
Consolidate street poles and signs etc to declutter the street. Follow De-Cluttering Assessment process.	P7, F1
Presumption against guardrail - Apply Guardrail Assessment Process for removal, retention and installation of new.	P5
Clear walking zone (absolute min 1.5 m, bus stops 1m if unavoidable) from obstructions - relocate street furniture and features outside walking zone closer to the kerb or buildings.	P3, P7
Locate domestic bins and recycling units off street or on carriageway (consider implications for cycling) and public bins on footways (outside the walking zone).	F4, P7, P3
Furniture set back from kerb to be 200-300mm where 450mm set back doesn't allow 1.5m clear walking zone.	F1, P3
Provide seating and litter bins (contact Waste and Cleansing teams).	F2, F4
Visitor cycle parking to be Edinburgh stands or cycle hoops. Communal residents' cycle parking preferred to be lockable compound/container.	C7, C6
Provide bus shelter, preferably with seating, at all bus stops (check current furniture contract, shelter requirements, notice boards etc) - contact public transport team.	PT2
Locate signage on walls/ boundaries and other street furniture. Utilise existing poles to avoid erecting new ones.	F3, P3
Utility chambers to be replaced if worn and if redundant, to be removed. Do not place new ones in walking zone.	P3, P7
Protect existing trees, and replace dead trees - discuss with Forestry Service, Parks, Green Space & Cemeteries as early as possible.	F5
STANDARD	
Minimise street furniture, signage and road markings, to minimise visual impact and obstruction of pedestrian space.	P7,F1,P2
Consider provision for city dressing/ events infrastructure on strategic and secondary streets. Also consider CCTV requirements.	P3
Provide street lighting, aluminium columns or preferably wall mounted.	F6
Assess and provide community information; and wayfinding and directional signage. Locate them on walls/boundaries and other street furniture.	F3
Street furniture to form a family of materials and styles.	F1
INNOVATIVE	
Use street furniture and planting as part of speed control strategy and to encourage activity on street.	G6,F1,F5

Design Principles: MEDIUM DENSITY RESIDENTIAL STREETS (STRATEGIC, SECONDARY AND LOCAL)

Medium density residential streets, typically consist of 2-3 storey terraced housing, villas, apartments or closely spaced semi-detached housing.

STREET LAYOUT	Factsheet reference
BASIC	
Minimum width of footway - strategic streets: general min 2.5m, desirable min 3m or wider. Secondary streets: general min: 2.5m, desirable min 2.5m. Local streets: general min 2m, desirable min 2.5m or wider.	P3, F1
Maximise clear "walking zone" (absolute min:1.5m - only allowed in short sections, bus stops 1m).	
Minimise corner radii (desirable max 3m for majority of street types, 1m for local streets).	G6, G1, P2
Provide pedestrian crossing points (generally uncontrolled) every 50-100m. Consider raised crossings and signalised/zebra crossings at strategic points. Locate them at or near junctions to respect pedestrian desire lines. Avoid staggered crossings.	G4, G5, P2, M4
Provide pedestrian phases on all signalised junction arms.	G4, G8
Review existing Traffic Regulation Orders (TRO's). Make all crossing points suitable for wheelchairs and protected from parking/loading.	G4, M4
Introduce waiting restrictions to protect all corners and, if required, the opposite kerbside of T-junctions, from parking and loading.	P2, G9
Remove obviously redundant footway crossovers. At new and existing vehicle crossovers retain an evenly graded walking zone of at least 1.5m wide.	P4
If the street forms part of an ATAP Quiet Routes Network (GIS) or the network crosses the street, provide or at least future proof specific cycle provision of a suitable standard - consult active travel team.	C1, C2, C3, C4
Provide Advanced Stop Lines at all signalised junctions.	G8
Consider providing cycle parking for residents and visitors.	C7, C6
Reduce the amount of kerbside devoted to parking and loading to support cycle/bus facilities on strategic and secondary streets.	C1, G9, PT1
Consider providing bus boarders where minimum clear footway width of 1m can't be obtained (consider implications for cyclists) otherwise provide bus stop clearway of min 25m at every stop on strategic and secondary streets.	PT2, P3,F1
STANDARD	
Design speed for secondary and local streets is 20mph, including bus routes.	G6
Consider installing continuous footways at uncontrolled sideroad junctions.	G7, P2, P3
Consider raised junctions incorporating full carriageway width of main road at key junctions.	G8, G4
Consider shared space at squares, key junctions/locations, public transport interchanges etc.	P8, G6
Consider provision of mandatory or segregated cycle lanes on strategic and secondary streets especially where traffic volumes/speeds are high. Provide if on ATAP Quiet Routes Network (GIS), and consider connection to this network.	C1, C2, C3, C4
Consider locating bus lanes with parking/loading restrictions or other priority measures, on strategic and secondary streets (consult Public Transport team).	PT3, G9
Consider retrofit SUDS e.g. bioretention, swales, etc.	W1
INNOVATIVE	
Consider full shared space as part of a comprehensive approach to wider traffic management, with measures to avoid random/footway parking.	P8, G6
Incorporate SUDS features (swales, ponds, basins, filter strips, bioretention, etc).	W1
FABRIC/MATERIALS	Factsheet reference
BASIC	
Localised repairs to footway and carriageway (including surface treated cycle and bus lanes) must be in original material. Consider overlay or surface dressing to improve skid resistance (if required), enhance appearance or extend life.	M1
Footways HRA surfacing. PCC paving at special or higher use location e.g. frontages to shops, public buildings, etc.	M1, M3
Contrasting grey tactile paving/ cycle warning paving.	M4
Consistent use of materials (no breaks for driveways etc unless historic materials. In this situation use flat-topped setts)	M1, M6
If streets are settled then setts should be replaced with flat-topped at crossing points for wheelchairs, prams etc. use.	M1, M3, M6, P4
Provide completely smooth walking zone surface (min 1.5m wide) suitable for wheelchairs, prams etc.	M1, M3, P3
Use Pre-Cast Concrete (PCC) kerbing and edging outside Conservation Areas, unless whinstone is currently used. Standard kerb height 70-100mm. Presumption in favour of retaining natural materials.	M1, M3
Carriageway HRA Asphalt or SMA. Review antiskid locations/requirements.	M5
Cycle lanes and bus lanes - red chipped HRA surfacing (applied red surface on cycle lanes at safety-critical locations).	C2, PT3
Bus stops kerb upstand 70-100mm.	PT2
Minimise road markings. Generally, omit centreline on 20 mph secondary and local streets that have only one general traffic lane in each direction.	P7, G3
STANDARD	
Consider natural materials for kerbs.	M1
Consider recessed utility covers in consultation with the utility suppliers.	F1
Consider soft landscaping and street trees to conserve and enhance townscape character and for SUDS - discuss with Planning / Forestry and Natural Heritage as early as possible.	F5, W1
Consider retrofit SUDS materials e.g. permeable paving, etc.	W1
FURNITURE/FEATURES	Factsheet reference
BASIC	
Consolidate street poles and signs etc to declutter the street. Follow De-cluttering Assessment process.	P7, F1
Presumption against guardrail - Apply Guardrail Assessment Process for removal, retention and installation of new.	P5
Clear walking zone (absolute min 1.5 m, 1m at bus stops if unavoidable) from obstructions - relocate street furniture and features outside walking zone closer to the kerb or buildings.	P3, P7
Locate domestic bins and recycling units off street or on carriageway (consider implications for cycling) and public bins on footways (outside the walking zone).	F4, P7, P3
Furniture set back from kerb to be 200-300mm where 450mm set back doesn't allow adequate clear walking zone (1.5m local streets, 2.0m secondary/strategic).	F1, P3
Consider providing seating and litter bins (contact Waste and Cleansing teams).	F2, F4
Visitor cycle parking to be Edinburgh stands or cycle hoops. Communal residents' cycle parking preferred to be lockable compound/container.	C7, C6
Provide bus shelter, preferably with seating, at all bus stops (check current furniture contract, shelter requirements, notice boards etc) - contact public transport team.	PT2
Locate signage on walls/ boundaries and other street furniture. Utilise existing poles to avoid erecting new ones.	F3, P3
Utility chambers to be replaced if worn and if redundant, to be removed. Avoid placing new ones in walking zone.	P3, P7
Protect existing trees, and replace dead trees - discuss with Forestry Service, Parks, Green Space & Cemeteries as early as possible.	F5
STANDARD	
Use street furniture and planting as part of speed control strategy and to encourage activity on street.	G6, F1, F5
Consider provision for city dressing/ events infrastructure on strategic streets. Also consider CCTV requirements.	P3
Provide street lighting, aluminium columns or preferably wall mounted.	F6
Assess and, where appropriate, provide community information; and wayfinding and directional signage. Locate them on walls/ boundaries and other street furniture.	F3
Street furniture to form a family of materials and styles.	F1
INNOVATIVE	
Minimise street furniture, signage and road markings, to minimise visual impact and obstruction of pedestrian space.	P7, F1, P2

Design Principles: LOW DENSITY RESIDENTIAL STREETS (STRATEGIC, SECONDARY AND LOCAL)

Low-density residential streets include 1-2 storey and less densely spaced family dwellings such as semi-detached houses or bungalows. Houses usually have their own private frontage/gardens and off-street car parking.

Design for strategic streets should generally prioritise public transport then cycling and walking. Similarly, secondary streets, while local streets will prioritise pedestrian movements and play on streets. Trees have an important role in helping provide sense of shelter and sense of enclosure on these streets.

STREET LAYOUT	Factsheet reference
BASIC	
Minimum width of footway – strategic streets: general min 2m, desirable min 2.5m or wider. Secondary streets and local streets: general min 2m, desirable min 2m or wider.	P3, F1
Maximise clear “walking zone” (absolute min:1.5m - only allowed in short sections, bus stops 1m).	
Minimise corner radii (desirable max 3m for majority street types, 1m for local streets).	G6, G1, P2
Provide pedestrian crossing points (generally uncontrolled) every 100-200m. Consider raised crossings and signalised/zebra crossings at strategic points. Locate them at or near junctions to respect pedestrian desire lines. Avoid staggered crossings.	G4, G5, P2, M4
Provide pedestrian phases on all signalised junction arms.	G4, G8
Review existing Traffic Regulation Orders (TRO's). Make all crossing points suitable for wheelchairs and protected from parking/loading.	G4, M4
Introduce waiting restrictions to protect all corners and, if required, the opposite kerbside of T-junctions, from parking and loading.	P2, G9
Remove obviously redundant footway crossovers. At new and existing vehicle crossovers retain an evenly graded walking zone of at least 1.5m wide.	P4
If the street forms part of an ATAP Quiet Routes Network (GIS) or the network crosses the street, provide or at least future proof specific cycle provision of a suitable standard - consult active travel team.	C1, C2, C3, C4
Provide Advanced Stop Lines at all signalised junctions.	G8
Provide cycle parking for visitors at strategic locations such as shops, libraries, etc.	C7, C6
Reduce the amount of kerbside devoted to parking and loading to support cycle/bus facilities on strategic and secondary streets.	C1, G9, PT1
Consider providing bus boarders where minimum footway width of 1m can't be obtained (consider implications for cyclists) otherwise provide bus stop clearway of min 25m at every stop on strategic and secondary streets.	PT2, P3,F1
STANDARD	
Design speed for most secondary streets (except if ≥ 12 buses per hour 2 way) and local streets is 20mph.	G6
Consider raised junctions incorporating full carriageway width of main road at key junctions.	G8, G4
Consider full length shared space, if problems of footway parking but only if parking is fully controlled.	P8, G6
Consider provision of mandatory or segregated cycle lanes on strategic and secondary streets especially where traffic volumes/speeds are high. Provide if on ATAP Quiet Routes Network (GIS), and consider connections to this network.	C1, C2, C3, C4
Consider bus lanes with parking/loading restrictions or other priority measures on strategic and secondary streets.	PT3, G9
Consider retrofit SUDS e.g. bioretention, swales etc.	W1
INNOVATIVE	
Consider full shared space as part of a comprehensive approach to wider traffic management, but only if parking is fully controlled.	P8, G6
Incorporate SUDS features (swales, ponds, basins, filter strips, bioretention, etc).	W1
FABRIC/MATERIALS	Factsheet reference
BASIC	
Localised repairs to footway and carriage way (including surface treated cycle and bus lanes) must be in original material. Consider overlay or surface dressing to improve skid resistance (only where required), enhance appearance or extend life.	M1
Footways generally in HRA. Consider PCC paving at strategic locations or higher use locations e.g. shops, public building etc.	M1, M3
Contrasting grey tactile paving/ cycle warning paving.	M4
Consistent use of materials (no breaks for driveways etc unless historic materials. In this situation use flat-topped setts)	M1, M6
If streets are settled then setts should be replaced with flat-topped at crossing points for wheelchairs, prams etc. use.	M1, M3, M6, P4
Provide completely smooth walking zone surface (min 1.5m wide) suitable for wheelchairs, prams etc.	M1, M3, P3
Use Pre-Cast Concrete (PCC) kerbing and edging outside Conservation Areas, unless whinstone is currently used.	
Standard kerb height 700-100mm. Consider retention of natural materials.	M1, M3
Carriageway HRA Asphalt or SMA. Review antiskid locations/requirements.	M5
Cycle lanes and bus lanes - red chipped HRA surfacing (applied red surface on cycle lanes at safety-critical locations).	C2, PT3
Bus stops kerb upstand 70-100mm.	PT2
Minimise road markings. Generally, omit centreline on 20 mph secondary and local streets that have only one general traffic lane in either direction.	P7, G3
STANDARD	
Consider natural materials for kerbs.	M1
Consider soft landscaping and street trees to conserve and enhance townscape character and for SUDS - discuss with Planning / Forestry and Natural Heritage as early as possible.	F5, W1
Consider retrofit SUDS materials e.g. permeable paving etc.	W1
FURNITURE/FEATURES	Factsheet reference
BASIC	
Consolidate street poles and signs etc to declutter the street. Follow De-cluttering Assessment process.	P7, F1
Presumption against guardrail - Apply Guardrail Assessment Process for removal, retention and installation of new.	P5
Clear walking zone (absolute min 1.5 m, 1m at bus stops if unavoidable) from obstructions - relocate street furniture and features outside walking zone closer to the kerb or buildings.	P3, P7
Locate domestic bins and recycling units off street or on carriageway (consider implications for cycling) and public bins on footways (outside the walking zone).	F4, P7, P3
Furniture set back from kerb to be 200-300mm where 450mm set back doesn't allow 1.5m clear walking zone.	F1, P3
Consider providing seating and litter bins (contact Waste and Cleansing teams) on strategic and secondary streets.	F2, F4
Visitor cycle parking to be Edinburgh stands or cycle hoops.	C7, C6
Provide bus shelter, preferably with seating, at all bus stops (check current furniture contract, shelter requirements, notice boards etc) - contact Public Transport team.	PT2
Locate signage on walls/ boundaries and other street furniture. Utilise existing poles to avoid erecting new ones.	F3, P3
Utility chambers to be replaced if worn and if redundant, to be removed. New ones should not be placed in walking zone.	P3, P7
Protect existing trees, and replace dead trees - discuss with Forestry Service, Parks, Green Space and Cemeteries as early as possible.	F5
STANDARD	
Provide street lighting, aluminium columns or preferably wall mounted.	F6
Consider CCTV requirements	P3
Consider providing community information; and wayfinding and directional signage.	F3
Street furniture to form a family of materials and styles.	F1
INNOVATIVE	
Minimise street furniture, signage and road markings, to minimise visual impact and obstruction of pedestrian space.	P7,F1,P2
Use street furniture and planting as part of speed control strategy and to encourage activity on street.	G6,F1,F5

Design Principles: INDUSTRIAL EMPLOYMENT STREETS (STRATEGIC, SECONDARY AND LOCAL)

Industrial employment streets include activities related to industrial manufacturing, distribution and sale of industrial goods etc. They often have very little frontage and are in industrial estates.

STREET LAYOUT	Factsheet reference
BASIC	
Minimum width of footway - strategic and secondary streets: general min 2m, desirable min 3m or wider. Local streets: general min 2m, desirable min 2.5m or wider.	P3, F1
Maximise clear "walking zone" (absolute min:1.5m - only allowed in short sections, bus stops 1m).	
Corner radii- where possible, reduce to maximum 6m, consistent with the following:	G6, G1, P2
Vehicle tracking to ensure appropriate radii for required HGV manoeuvres.	
Use of full width of minor roads to make turns is acceptable. Cars and light vans should be able to make turns at junctions with secondary roads without impinging onto opposing traffic. All vehicles should be able to make turns at junctions onto strategic roads without impinging onto opposing traffic.	
Provide pedestrian crossing points (controlled or uncontrolled crossings) at least every 100 m on strategic, 50 m on secondary and local streets. Locate them at or near junctions to respect pedestrian desire lines. Avoid staggered crossings.	G4, G5, P2, M4
Provide pedestrian phases on all signalised junction arms and consider X (all green) crossing at junctions with heavy pedestrian use.	G4, G8
Review existing Traffic Regulation Orders (TRO's). Make all crossing points suitable for wheelchairs and protected from parking/loading.	G4, M4
Introduce waiting restrictions to protect all corners and, if required, the opposite kerbside of T-junctions, from parking and loading.	P2, G9
Remove obviously redundant footway crossovers. At new and existing vehicle crossovers retain an evenly graded walking zone of at least 1.5m wide.	P4
If the street forms part of an ATAP Quiet Routes Network (GIS) or the network crosses the street, provide or at least future proof specific cycle provision of a suitable standard - consult Active Travel Team.	C1, C2, C3, C4
Provide Advanced Stop Lines at all signalised junctions.	G8
Provide cycle parking for visitors and (in situations where not available off street) commuters.	C7, C6
Consider providing bus boarders where minimum clear footway width of 1m can't be obtained at bus stops (consider implications for cyclists) otherwise provide bus stop clearway of min 25m at every stop.	PT2, P3,F1
STANDARD	
Design speed for secondary and local streets is 20mph, including bus routes.	G6
On strategic and secondary streets with significant bus frequency, consider locating bus lanes where queuing occurs.	PT3
Reduce the amount of kerbside devoted to parking and loading to support cycle/bus facilities on strategic and secondary streets.	C1, G9, PT1
Consider provision of mandatory or segregated cycle lanes on strategic and secondary streets especially where traffic volumes/speeds are high. Provide if on ATAP Quiet Routes Network (GIS), and consider connection to network.	
Consider retrofit SUDS e.g. bioretention, swales, etc.	
INNOVATIVE	
Consider shared space at key locations, PT interchanges etc.	P8
Incorporate SUDS features (swales, ponds, basins, filter strips, bioretention, etc).	W1
FABRIC/MATERIALS	Factsheet reference
BASIC	
Localised repairs to footway and carriageway (including surface treated cycle and bus lanes) must be in original material. Consider overlay or surface dressing to improve skid resistance if required, enhance appearance or extend life.	M1
Footways HRA surfacing. PCC paving at special or higher use location e.g. frontages to shops, public buildings, etc.	M1, M3
Contrasting grey tactile paving/ cycle warning paving.	M4
Use Pre-Cast Concrete (PCC) kerbing and edging outside Conservation Areas, unless whinstone is currently used. Standard kerb height 70-100mm.	M1, M3
Carriageway HRA Asphalt or SMA. Review antiskid locations/requirements.	M5
Cycle lanes and bus lanes - red chipped HRA surfacing (applied red surface on cycle lanes at safety-critical locations).	C2, PT3
Minimise road markings. No centrelines on local streets with design speed of 20mph.	G3
STANDARD	
Provide completely smooth walking zone surface (min 1.5m wide) suitable for wheelchairs, prams etc.	M1, M3, P3
Consider natural materials for kerbs.	M1
Incorporate SUDS measures.	W1
Bus stops kerb upstand 70-100mm.	PT2
Consider retrofit SUDS materials e.g. permeable paving etc.	W1
FURNITURE/FEATURES	Factsheet reference
BASIC	
Consolidate street poles and signs etc to declutter the street. Follow De-Cluttering Assessment process.	P7
Presumption against guardrail - Apply Guardrail Assessment Process for removal, retention and installation of new.	P5
Protect existing trees, and replace dead trees - discuss with Parks as early as possible.	F5
Clear walking zone (absolute min 1.5 m, 1m at bus stops if unavoidable) from obstructions - relocate street furniture and features outside walking zone closer to the kerb or buildings.	P3, P7
Locate domestic bins and recycling units off street or on carriageway (consider implications for cycling) and public bins on footways (outside the walking zone).	F4, P7, P3
Furniture set back from kerb to be 200-300mm where 450mm set back doesn't allow adequate clear walking zone (1.5m local streets, 2.0m secondary/strategic).	F1, P3
Consider providing seating and litter bins (contact Waste and Cleansing teams).	F2, F4
Visitor cycle parking to be Edinburgh stands or cycle hoops.	C7, C6
Provide bus shelter, preferably with seating, at all bus stops (check current furniture contract, shelter requirements, notice boards etc) - contact public transport team.	PT2
Locate signage on walls/ boundaries and other street furniture. Utilise existing poles to avoid erecting new ones.	F3, P3
Utility chambers to be replaced if worn and if redundant, to be removed. Avoid placing new ones in walking zone.	P3, P7
Protect existing trees, and replace dead trees - discuss with Forestry Service, Parks, Green Space & Cemeteries as early as possible.	F5
STANDARD	
Assess and provide community information; and wayfinding and directional signage. Locate them on walls/ boundaries and other street furniture.	F3
Utility requirements (chambers replaced and removed if redundant)	P7
Furniture set back from kerb to be 200-300mm where 450mm set back doesn't allow 1.5m clear walking zone.	F1, P3
INNOVATIVE	
Minimise street furniture, signage and road markings, to minimise visual impact and obstruction of pedestrian space.	P7, F1, P2
Use street furniture and planting as part of speed control strategy and to encourage activity on street.	G6, F1, F

Design Principles:

World Heritage site, Conservation Areas, Listed buildings, Natural Heritage and biodiversity designations

Key Principles

- Reinforce the character of the Place
- Seek to use traditional materials

These principles will be achieved by applying the following supplementary objectives:

- Innovative and creative solutions (artistic interventions)
- Create flexible spaces that allow a range of activities (future proof)
- Maintain the design philosophy of original scheme (especially with materials and details)
- Include facilities for events and city dressing etc.

Edinburgh has a considerable number of areas that are specially protected. Edinburgh's network of streets pass through many of these protected areas which means that the choice of layout, the materials used and street furniture / features; such as street lighting; have to take into account the character and potential impact of any changes being made.

World Heritage Site (WHS) status is protected through the combination of its conservation area designation, the considerable number of listed buildings and natural environment designations.

Conservation areas have special architectural or historic interest. There are 49 in Edinburgh and details can be found in each report (link to CACA's).



The Council must protect these areas, and there are extra rules to control building work. Conservation area management plans include more information to help protect conservation areas. The *management plans are for the Leith and Inverleith conservation areas.*



Listed Buildings protect both the internal as well as the external features of the building. This will include features that interface with streets, such as outbuildings, boundary walls and features such as lighting, gateways and materials such as paving and settled surfaces. Listed buildings are afforded statutory protection which means that changes that take place that could affect its character as a building of architectural or historic interest are controlled.

Designed Landscapes, Tree Preservation Orders

(TPO's) SSSI's LNR's etc. protect special landscapes and areas of biodiversity. Changes to the landscape as well as the timing of work can be harmful to some habitats and species.

All of these specially protected places are mapped on the Council's GIS system and many are shown on the maps in the Local Development Plan for Edinburgh.

The following Principles will apply:

- Identify constraints or requirements that may apply if you are within or adjacent to a designated place or feature (protect, retain, preserve and enhance etc.)
- retain and protect historic/natural features, with reference to:
 - natural stone paving or setts, kerbs and channels, mounting stones or lighting plinths, coal chutes, lighting columns, boundary walls, entrance stones, railings and original light fittings etc (link to paving the way and settled streets report at EWH)
 - areas of natural habitat, landscape and trees vulnerable features/ species
- Preserve and enhance the character of the place, with reference to:
 - the setting to buildings, landscape, topography
 - use natural materials in the WHS and key streets in Conservation Areas

- consider reproduction lighting (in the WHS or key locations) or conservation lighting
- repair original lighting
- repair settled streets or add new settled streets and features
- replace railings/gates and improve boundary treatments
- historic information and interpretation/ wayfinding
- Respect and contribute to local character - layout and overall design arrangement and detailing with reference to:
 - proportion materials
 - recognisable street pattern, building, footway, road
- Careful consideration will need to be given to introducing new trees in the World Heritage Site and Conservation Areas, including the use of temporary planting measures.

See section 1.1 and [*City of Edinburgh Council's Guidance on Listed Buildings and Conservation Areas for further information*](#)

Design Principles:

Squares and significant streets, key nodes/intersections and spaces around public buildings and attractions

Squares and significant streets, key nodes/intersections and spaces around public buildings and attractions

These special locations tend to have 24 hour activity. Designs should take account of requirements for flexibility of use and night time lighting etc. These areas will have an overriding place function. They will provide a non-transport function, such as sitting or relaxing, although will sometimes feature priority routes for through movements by foot or bike.

Edinburgh has few urban squares and its public spaces are either gardens or significant streets.

Squares and significant streets have an important role in the city for events and activities and have pedestrian priority. It is important that squares are well connected with routes and have ground floor activity to maintain surveillance at all times of the day.

Key nodes/intersections often feature key buildings and are where people naturally meet and gather together. They can have a greater amount of space than in the adjoining street network. They will provide interesting spaces including seating, vegetation, art and / or enhanced footway fabric treatments or detail.

Public Buildings and attractions will have high numbers of pedestrians. Often distinctive buildings, they will benefit from additional space around their entrances and facilities such as cycle parking and high quality/hard wearing footway fabric.



Footpaths between places, such as neighbourhood facilities and local transport services, should be safe and easy. Links should be direct, follow desire lines and avoid deviation to minimise distances travelled. This involves looking at safe and attractive access points into and through street blocks and to and from everyday activity destinations. Design should give special consideration to the young, old and those with disabilities. Common issues include people having to walk around 'three sides of a square' to get around road junctions or having to wait excessive lengths of time to cross roads using multi-staged, button-controlled, crossings.

Accessibility considerations:

- **Surfacing:** cohesive/stable, level/ well- maintained (designed to accommodate wheeled users)
- **Gradient:** free of abrupt changes (e.g. Slopes, steps, kerbs)
- **Access:** free from barriers such as footway obstructions (parked cars, street furniture (signs, bins), overgrown foliage/vegetation)
- **Continuity:** continuous without gaps
- **Directness:** shortcuts and gates to respect desire lines (filtered permeability) minimising detours
- **Crossings:** well-designed, efficient/well-timed and direct pedestrian crossing opportunities at junctions, roundabouts and across roads - to respect desire lines

Safety and security considerations:

- After dark security: lighting
- Daytime security: cctv
- Visibility: overlooked, no blind corners/alleys
- Quality of space: friendly and interesting surroundings (quality of built environment, greenery, presence of people)

Comfort considerations:

- **Drainage:** well drained and free of puddles in the wet
- **Cleanliness:** free of litter, grime and criminal damage

- **Nuisance:** low perceived levels of noise and air pollution
- **Seating:** provision of regular seating opportunities

Information provision considerations:

- **Conspicuity:** walking routes easy to find and follow
- **Way-finding:** presence of accurate, continuous, legible directional information/signage (including destinations, distances in time, and symbols and pictures where appropriate)
- **Visual clues:** use of landmarks, focal points or distinctive foliage

See [Detailed Design Guidance](#) (especially factsheet P6) for further information



Footpath through The Meadows



Path across St Andrews Square

Design Principles:

Cycle Paths

Cycle paths between places such as neighbourhood facilities and local transport services should be safe and easy. Supporting facilities such as cycle parking will need to be well-designed, easy and attractive to use, and fit-for-purpose to encourage their use by cyclists.

Accessibility considerations:

- **Provision:** Dedicated paths or shared paths with pedestrians
- **Gradient:** Free of abrupt changes (e.g. slopes, steps, kerbs) and as shallow as possible
- **Width:** Adequate to cater for likely future cycle and pedestrian usage. (see factsheets)
- **Directness:** Cycle shortcuts and routes to respect desire lines (filtered permeability) minimising detours. Routes unimpeded by “no cycling” regulations
- **Continuity:** Continuous without gaps
- **Passage:** Routes unimpeded by permanent barriers or abrupt/sudden changes in direction
- **Crossings:** Well-designed, efficient/well-timed and direct cycle crossing opportunities Toucan crossings allowing cyclists to cross roads mounted
- **Speeds:** Appropriate design speeds on dedicated/off-road cycle routes for a mix of riders (e.g. 8-20+mph)

- **Surfacing:** Cohesive/stable, level/well-maintained (including road margins)
- **Parking:** Nearby off-site cycle parking and at local destinations (e.g. post office/ convenience store)
- **Conspicuity:** Cycling routes easy to find and follow

- **Way-finding:** Presence of accurate, continuous, legible directional information/signage/milestones (including destinations, distances in time, and symbols and pictures where appropriate)

See [Detailed Design Guidance](#) (especially factsheet C8) for further information



Design Principles:

Active Travel Action Plan (ATAP)'s Quiet Routes

Edinburgh is developing a network of Quiet Routes specifically aimed at broadening the appeal of cycling around the city. The routes seek to cater for the many people who do not feel comfortable cycling amongst any significant volume of motorised traffic. The routes do not conform to the general movement categorisation but require specific interventions, notably high quality facilities for cyclist on busier streets or any crossings of busier streets.

Streets and paths that are part of this network should be designed in consultation with the Council's Cycle Team. As a general guide, the following principles / standards will apply:

Local Streets

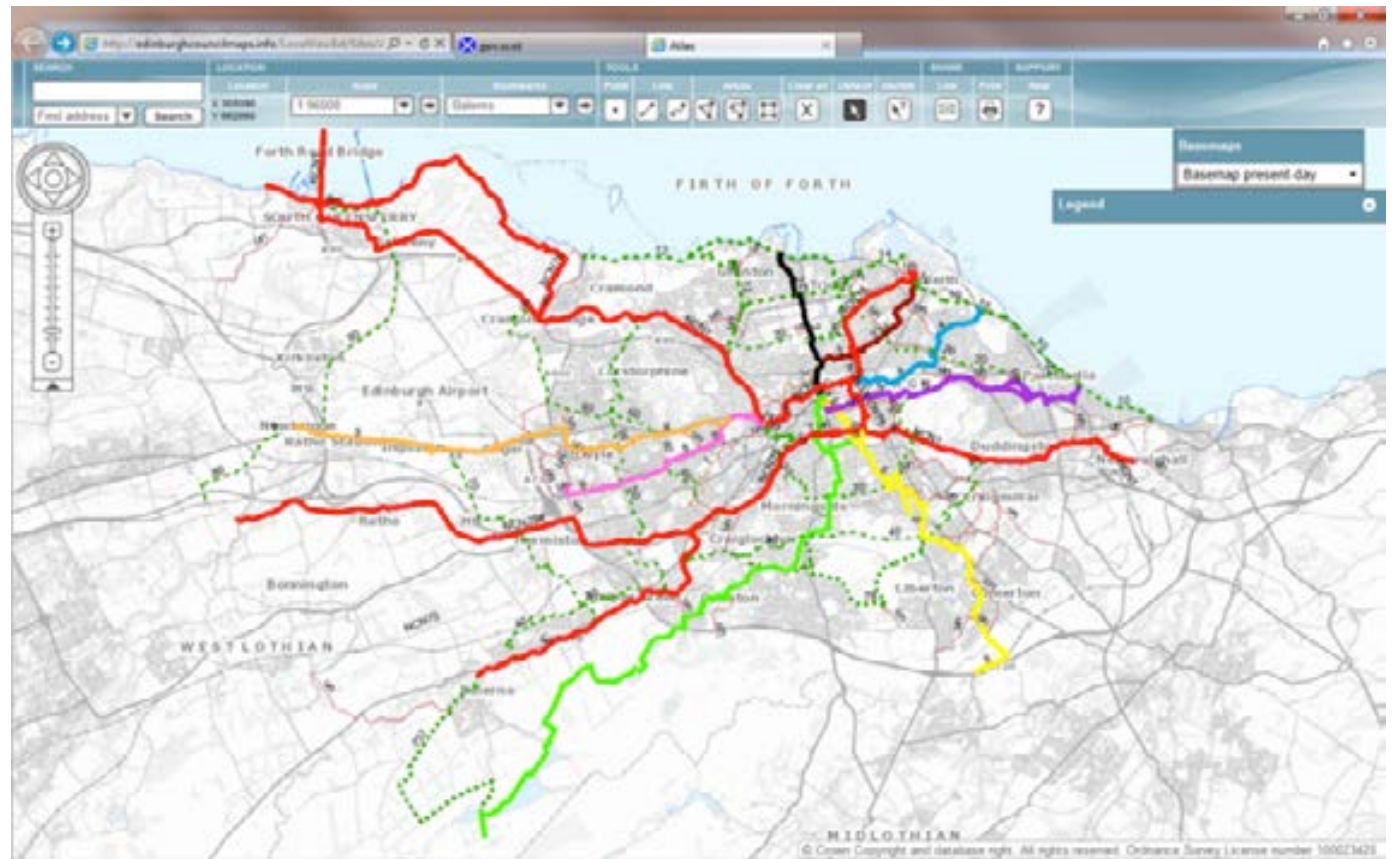
The emphasis will be on providing a high standard of safe crossings where these streets join or cross secondary or strategic streets.

Secondary Streets

Physically segregated cycle facilities (using kerb or similar) will generally be necessary.

Strategic Streets

Physically segregated cycle facilities (using kerb or similar) will always be necessary.



Map of ATAP Quiet Routes on CEC's map website (<http://edinburghcouncilmaps.info/LocalViewExt/Sites/Atlas/>)

4.7 Quality Audit

A Quality Audit should be an integral part of street design. The Quality Audit process aims to allow for more innovative design solutions where overly cautious practices can be avoided in favour of creating places that are high quality and enjoyable to use.

Use the Scottish Government's Quality Audit template to prove how design reflects the essence and the requirements of this Guidance.

A Quality Audit draws together assessments relating to a range of street users. By grouping the assessments together and considering against CEC's overall street objectives and any specific local objectives, any compromises in the design will be apparent, making it easier for decision makers to view the scheme in the round. Whilst they can be used at initial design stages they add particular benefit once a design has been developed in some detail whether on an existing or new street.

A Quality Audit is not a tick box exercise, but should be integral to the design and implementation of any street design. A typical audit may include some of the following assessments but the content will depend on the type of the scheme and the objectives which the scheme is seeking to meet:

- an audit of visual quality
- a review of how the street will be used by the community;
- a Road Safety Audit;
- an inclusive access audit;
- a walking audit; and/or
- a cycle audit.

To assist with the Quality Audit process, CEC have adopted the Quality Audit template and accompanying guidance document, created by the Scottish Government for Designing Streets, which can be downloaded from the following web address:

<http://www.creatingplacescotland.org/designing-streets/process/quality-audit>

Frequently Asked Questions

How does this guidance relate to Designing Streets (DS)?

This Edinburgh Street Design Guidance aligns with Designing Streets which will be the next point of reference for issues that are not covered.

Is the approach in this guidance likely to increase more risk than conventional designs?

The guidance itself should help justify the use of the design approach it advocates, in addition to the use of the quality audit approach. This involves balancing new risks against benefits, for example reduced risk to vulnerable users can be balanced against increased risk to less vulnerable users.

The Council aims to create successful places with fewer and less serious road casualties. To do this, the Council sets a default design speed in residential areas as 20mph; recommends the use of tighter radii at junctions for cyclist safety and pedestrian crossing convenience; supports the use of innovative concepts to create psychological traffic calming; and aims to optimise the use of pedestrian guardrail and minimum the use of signs and markings. Further justification for the design principles within this guidance can be found in Designing Streets policy.

The guidance does not deal with a particular design issue – should I revert to Design Manual for Roads and Bridges?

The appropriate guidance suitable for urban streets layout should be available within this guidance, and Designing Streets makes it clear that Design Manual for Roads and Bridges should not be used in urban areas. There are however certain specific areas, for example in relation to bridges or roads which provide some form of structural support, where the Design Manual for Roads and Bridges remains appropriate.

What about Safety and Safety Audits?

Safety audits, if appropriate, should not be carried out in isolation but as an integrated part of a quality audit that also checks the scheme's compliance with its objectives, and equalities legislation. The audit should identify safety risks and the scale of these risks in relation to the impact of reducing or eliminating the risk on safety and other scheme objectives. For example, whilst installation of guard railing may seem to eliminate the risk of someone unwittingly stepping off the footway into traffic, this benefit is likely to be outweighed in many locations by its negative impacts on pedestrian accessibility, safety of cyclists and streetscape/visual impact.

Do the Construction (Design and Management) Regulations 2015 still apply?

Construction (Design and Management) 2015 regulations came into force on 6 April 2015, and encompasses the applicable law which applies to the whole construction process on all construction projects, from concept, through to completion, maintenance and eventual demolition. Designers must ensure that their designs comply with this legislation and that their respective duties are carried out.

What about Road Construction Consent (RCC) and Adoption?

Provision of roads for new developments is controlled and consented by the Council through the Roads Construction Consent (RCC) process, governed by Section 21 of the Roads (Scotland) Act 1984. For the purposes of adoption, all streets are deemed to be roads under this Act. If the road is adopted, it will in the future be maintainable by the Council. In general terms, a full adoption plan is expected to be submitted by developers at the planning stage.

Will the Council adopt landscape features?

Maintenance arrangements for all planted areas should be established at an early stage, as they affect the design, including the choice of species and their locations. The approval and maintenance of proposed planting within the road boundary will be required to comply with Sections 50 and 51 of the Roads (Scotland) Act 1984. Landscape features must be included on the roads adoptions plan.

What about Sustainable Urban Drainage (SUDS) features?

The Council will generally adopt SUDS features which are included, or intended to be included within adopted roads, or adopted landscape features. It is important for SUDS designers to engage with the Council at an early stage. 'SUDS for Roads' guidance contains expert advice for designers on this matter. Further information and guidance should be sought from the Detailed Design Manual SUDS (factsheet C5-2).

What about private streets?

Where a developer wishes streets to remain privately maintained, conditions will be incorporated into the planning approval to require the developer to design, construct and to make arrangements for the future maintenance of the new streets to a standard acceptable to the authority and residents of the development. This agreement may still require the submission and approval of Road Construction Consent under the terms of Section 21 of the Act, and all roads serving more than 2 properties must be open for public access (i.e. not gated).

Will design and approval processes take longer?

More often than not, identifying and resolving conflicting interests/issues earlier in the design process based on the principles set out in this Guidance could actually reduce the time for the approval and implementation stages of a scheme, as the guidance follows Scottish Government policies and principles, and the Council supports their use through this Guidance.

Where can I get further help/advice?

Further advice can be sought by sending an e-mail to the following:

[*street.design@edinburgh.gov.uk*](mailto:street.design@edinburgh.gov.uk)

Appendix A: Information required for submission with a planning application

The following information is provided as a guide to the type of technical information that may be required for submission with a planning application.

The list is non exhaustive and additional information may be sought. In order to ensure planning applications can be progressed within agreed timescales, applicants should agree with the planning authority the information to be submitted in advance of making a planning application.

SITE & CONTEXT APPRAISALS			
Description	What should it contain/do?	Scale	What it is required for?
Historic/ Archaeological Surveys and Heritage Statements/ Conservation Plans	Initial survey & appraisals of archaeology and the historic environment relevant to the site context.	N/A	For developments where there may be sensitivities with regard to archaeology and the historic environment and where the setting of historic assets and places needs to be defined.
Landscape/Townscape & Visual Appraisals	See chapters 1.1, 1.2 and 2.1 of this Guidance.		Appraisals are required for all applications.
Flood Risk Assessment	Refer to flooding guidance set out on the Council's website. See Chapter 3.8 of this Guidance. The most up to date flood risk and (where relevant) coastal erosion data should be used.	N/A	Applications for development on land with a flood risk.
Surface Water Management Plan	Refer to flooding guidance set out on the Council's website. See Chapter 3.8 of this Guidance.		For all applications.
Habitat and protected species surveys	Surveys in accordance with the requirements of the Biodiversity section of this guidance, set out in Chapter 3.4.		For all applications unless identified that it is not required at pre- application.
Tree survey	A tree survey in accordance with BS 5837:2012 with accompanying plan indicating exact tree positions and canopy extent. A tree constraints plan in accordance with BS 5837:2012.	1:200 preferred. 1:500 may be appropriate on larger sites where 1:200 would not fit onto A1 paper.	For sites where there are trees with a stem of more than 75mm in diameter at 1.5m above ground level on or within 12m of the site.
Stage 1 quality audit	A strategic assessment of a range of issues relating to the design of streets that can include the following issues: <ul style="list-style-type: none"> • an audit of visual quality; • a review of how the street will be used by the community; • a road safety audit; • an inclusive access audit; • a walking audit; and • a cycle audit. Designing Streets (page 58) contains more information about Quality Audits.	N/A	For applications for planning permission in principle that involve the design of streets and routes particularly where there are tensions between different objectives.

SITE & CONTEXT APPRAISALS															
Description	What should it contain/do?	Scale	What it is required for?												
Stage 2 quality audit	In accordance with the Transport for Scotland - Transport Assessment & Implementation: A Guide.	N/A	Applications for full planning permission and approvals of matters specified in condition that involve the design of streets and routes.												
Transport information	<p>For all developments the following information is required:</p> <ul style="list-style-type: none"> • type and scale of development; • detailed accommodation schedule; • identification of existing transport information; • details of proposed access for pedestrians and cyclists; • details of proposed access to public transport facilities; • comprehensive parking information; and • mitigation measures (when low levels of parking proposed). <p>For larger developments the following additional transport information will be required:</p> <ul style="list-style-type: none"> • trip generation and modal split forecasts; • analysis of traffic levels; • analysis of potential safety issues; • how car use will be managed; • measures considered to influence travel behaviour; • demand management measures; and • environmental impacts of transport. 	N/A	<p>Transport information is required for all developments.</p> <p>The following are indicative of when additional transport information is required:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Gross Floor Area Greater than:</th> </tr> </thead> <tbody> <tr> <td>Housing</td> <td>more than 50 dwellings</td> </tr> <tr> <td>Business</td> <td>10,000m²</td> </tr> <tr> <td>Industry</td> <td>10,000m²</td> </tr> <tr> <td>Storage and distribution</td> <td>10,000m²</td> </tr> <tr> <td>Other developments</td> <td>5,000m²</td> </tr> </tbody> </table>	Description	Gross Floor Area Greater than:	Housing	more than 50 dwellings	Business	10,000m ²	Industry	10,000m ²	Storage and distribution	10,000m ²	Other developments	5,000m ²
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Housing	more than 50 dwellings														
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Storage and distribution	10,000m ²														
Other developments	5,000m ²														
Noise Impact Assessment	<ul style="list-style-type: none"> • In accordance with requirements of Scottish Government's Technical Advice Note - Assessment of Noise. 	N/A	Pre application advice will help determine whether this assessment is required.												

INFORMATION REQUIRED			
Description	What should it contain/do?	Scale	What it is required for?
Location Plan	This must identify the land to which the proposal relates and its situation in relation to the locality - in particular in relation to neighbouring land (land which has a common boundary or within 20 metres of the boundary of the land for which development is proposed). If public realm improvements are required in the immediate vicinity of a development, the boundary line should include these areas.	1:1250 (1:2500 acceptable in countryside).	For all planning applications.
Existing and proposed floor plans	<ol style="list-style-type: none"> the direction of North; explain the proposal in detail; show where existing buildings or walls are to be demolished; show details of the existing building(s) as well as those for the proposed development; and show new buildings in context with adjacent buildings (including property numbers where applicable). 	1:100 (1:200 may be acceptable for very large buildings where 1:100 would not fit on an A1 sheet) (A scale bar should be shown).	For all full planning applications and where relevant for approval of matters specified in condition (AMC) applications. These may also be required for some planning permission in principle applications. Pre application advice can be provided to determine this.

INFORMATION REQUIRED

Description	What should it contain/do?	Scale	What it is required for?
Existing and proposed elevations	<ul style="list-style-type: none"> a. show the proposed works in relation to what is already there; b. show all sides of the proposal; c. indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors; d. include blank elevations (if only to show that this is in fact the case); and e. where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property. 		
Existing and proposed site sections	<ul style="list-style-type: none"> a. show a cross section(s) through the proposed building(s); b. where a proposal involves a change in ground levels, show both existing and finished levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided; c. include full information to demonstrate how proposed buildings relate to existing site levels and neighbouring development; and d. show existing site levels and finished floor levels (with levels related to a fixed datum point off site), and also show the proposals in relation to adjoining buildings (unless, in the case of development of an existing house, the levels are evident from floor plans and elevations). 	1:100 (1:200 may be acceptable for very large buildings where 1:100 would not fit on an A1 sheet). (A scale bar should be shown).	For all full planning applications and where relevant for approval of matters specified in condition (AMC) applications. These may also be required for some planning permission in principle applications. Pre application advice can be provided to determine this.
Roof plans	To show the shape of the roof and specifying details such as the roofing material, vents and their location.		
Topographical survey (existing)	Existing spot heights across the site and adjacent to the site.	1:500 or 1:200 (a scale bar should be shown).	For all planning applications (with exception of changes of use) where levels need to be considered in detail.
Landscape layout plan/ masterplan	Plan to indicate the composite landscape proposals superimposed onto the above topographical survey plan. Existing retained features to be illustrated. Proposed levels to be indicated in contour and spot level format. A disturbed earthline should be shown so the extent of any earthworks is clear, An accompanying descriptive key is required.	1:500 or 1:200 (a scale bar should be shown).	For all planning applications where there are external works and landscape proposals.
Planting plan	Plan that show the details of all proposed planting complete with accompanying planting schedule. This should include levels against Ordnance Survey datum. As well as the planted size, the eventual tree canopy spread should be shown on drawings. See chapter 3.6 of this Guidance.	1:200 preferred. 1:500 may be appropriate on larger sites where 1:200 would not fit onto A1 paper.	For all applications where soft landscape is proposed. For applications with limited soft landscape this can be combined with a hard landscape plan.
Hard landscape plan	Plan that shows the proposed hard landscape materials including surface finishes, street furniture, boundary treatments with product specification. This should include levels against Ordnance Survey datum. See chapter 3.7 of this Guidance.	1:200 preferred. 1:500 may be appropriate on larger sites where 1:200 would not fit onto A1 paper.	For all applications where hard landscape is proposed. For applications with limited hard landscape this can be combined with a soft landscape plan.

INFORMATION REQUIRED

Description	What should it contain/do?	Scale	What it is required for?
Tree removal plan	Plan showing any trees with a stem of more than 75mm in diameter at 1.5m above ground level which will be removed as part of proposals.	1:200 preferred. 1:500 may be appropriate on larger sites where 1:200 would not fit onto A1 paper.	For all applications where existing trees are to be removed.
Tree protection plan	Plan showing trees to be protected including root protection areas, protective barriers and any other tree protection measures - see chapter 3.5 of this Guidance.	1:200 preferred. 1:500 may be appropriate on larger sites where 1:200 would not fit onto A1 paper.	For all applications where existing trees require protection.
Maintenance & Management Plans/ schedules	A plan or schedule to detail maintenance of the proposed soft landscape and external works during the first year. Also to provide details for long-term management (which should include any retained trees/ woodland/ landscape on the site) and any factoring arrangements. See chapter 3.6 of this Guidance.	N/A	For all applications where soft landscape is proposed and where there are existing areas of trees/ woodland that require management
Swept Path Analysis for Refuse Vehicle	A Swept Path Analysis for a refuse vehicle moving through the Development, highlighting the location of the bin stores.	1:500	To ensure that the refuse vehicle can move through the development without overrunning footways, verges. To ensure that there is a direct route from the bin store to the back of the refuse vehicle.
Cross Sections including carriageway layout	Cross sections from building to building across the carriageway that would include any kerb upstands, verges, planted areas. This would include any connections into the existing infrastructure.	1:100	This to make sure that all levels are suitable.
Design Statement	See chapter 1.3 Assessments & Statements of this Guidance.		Applications for planning permission for local development within: a. a World Heritage Site; b. a conservation area; c. a historic garden or designed landscape; d. a National Scenic Area; e. the site of a scheduled monument; or f. the curtilage of a category A listed building will require a design statement unless the development comprises the alteration or extension of an existing building
Sustainability Statement Form	A completed City of Edinburgh Council 'S1 Sustainability Statement Form'.		To determine sustainability measures for non-householder applications.
Design and access statement	See chapter 1.3 Assessments & Statements of this Guidance.		Applications for planning permission for major developments. Not required for applications for planning permission in principle.

INFORMATION REQUIRED

Description	What should it contain/do?	Scale	What it is required for?
Environmental protection surveys	<ul style="list-style-type: none"> • Noise Impact Assessment - in accordance with requirements of Scottish Government's 'Technical Advice Note – Assessment of Noise'; • Odour Impact Assessment - in accordance with requirements with the IAQM's 'Guidance of the assessment of odour for planning'; • Air Quality Impact Assessment - in accordance with requirements of Scottish Government's 'Delivering Cleaner Air for Scotland - Development Planning and Development Management of Guidance from Environmental Protection Scotland and the Royal Town Planning Institute'; and • Ground contamination – in accordance with PAN 33 'Development of Contaminated Land'. 		For all applications where noise, odour, air quality and ground contamination may be an issue.
Environmental Impact Assessment (EIA)	Many of the above noted appraisals will form part of an EIA if one is deemed to be required. A Screening Opinion should be sought from the Planning Authority to determine what appraisals will be required as part of the EIA. Refer to Scottish Government's guidance on EIAs.		To assess the environmental impacts of all developments as defined under Schedule 1 and developments under Schedule 2 where they are likely to have a significant effect on the environment.

Appendix B: Edinburgh Street Design Guidance Detailed Design Manual and Index



Introduction

What is this Guidance for?

The Detailed Design Manual consists of a series of technical details, referred to as 'Factsheets'.

These provide more detailed design guidance to be applied when designing new and altering or maintaining existing streets (including urban paths) in Edinburgh.

Factsheets Outline

The Factsheets covers number of design related topics including:

- Cycling Environment (C)
- Street Furniture and Landscaping (F)
- Geometry (G)
- Materials (M)
- Pedestrian Environment (P)
- Public Transport (PT)
- Storm Water Management (W)

Version Control

Unlike the conventional guidance documents, Factsheets are version controlled individually. All together they form the Detailed Design Manual.

The first issued version of the Factsheet in 2017 is v1.0. Amendments should be recorded on the cover page of individual factsheets.

Acknowledgements

The City of Edinburgh Council thanks the following organisations for their support in the developed of the Factsheets:

- **Sustrans**
- **Transport for London**
- **Paths for All**
- **Edinburgh Access Panel**
- **Transport Research Institute, Edinburgh Napier University**

The City of Edinburgh Council accepts responsibility for any content of these factsheets, based on documents or images produced by third parties.

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- P3** Footways
- P4** Vehicle Crossovers on Footways
- P5** Pedestrian Guardrail
- P6** Footpaths
- P7** Minimising Street Clutter
- P8** Pedestrian Streets

Cycling Environment

- C1** Designing for Cycling
- C2** Cycle Lanes
- C3** Segregated Cycle Tracks – Soft Segregation
- C4** Segregated Cycle Tracks – Hard Segregation
- C5** Contra-flow Cycling on One-way Streets
- C6** Cycling in New Developments
- C7** Cycle Parking
- C8** Shared Pedestrians Cycle Paths – Off Street

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- PT2** Bus Stops
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- G1** Street Geometry and Layout
- G2** Carriageway Widths
- G3** Omitting Centrelines
- G4** Crossings
- G5** Crossings at or Near Junctions
- G6** Speed Reduction and Traffic Management
- G7** Priority Junctions
- G8** Junctions
- G9** Parking and Loading
- G10** Road Bridges
- G11** Road Construction Consent (RCC)

Street Furniture and Landscaping

- F1** Street Furniture
- F2** Seating
- F3** Signage
- F4** Waste Management
- F5** Street Trees
- F6** Street Lighting

Materials

- M1** Footway Materials & Surfacing
- M2** Asphalt Footway
- M3** Footway Paving
- M4** Tactile Paving
- M5** High Friction Surfacing
- M6** Setted Streets

Storm Water Management

- W1** Sustainable Urban Drainage Systems (SUDS)
- W2** Drainage

Note: Grey factsheet titles shall be available at a later date.

Introduction - Summaries

Pedestrian Environment

P1 Street as a Place

Introduces the principles for designing street layouts to adequately cater for all users and uses. Introduces urban connectivity, active travel, public transport and key desired characteristics.

P2 Promoting Pedestrian Movement & Activity

Provides guidance on ways to promote use of pedestrian areas. Examples of pedestrian use analysis techniques and coverage of the relevant equality legislation.

P3 Footways

Guidance on the width requirements of footways and the roles of the different footway zones. Includes specific guidance on the location of tables and chairs and advertising boards in the footway.

P4 Vehicle Crossovers on Footways

P5 Pedestrian Guardrail

Describes the pedestrian guardrail assessment process and under what circumstances it is used. Also highlights the link to cycle parking.

P6 Footpaths

P7 Minimising Street Clutter

Provides guidance on, and examples of, how to reduce street clutter. Identifies a process for a “de-cluttering assessment” to assist the developer to adopt a sensible approach. Highlights areas such as: street furniture, traffic signs and road markings.

P8 Pedestrian Streets

Cycling Environment

C1 Designing for Cycling

Introduces the key considerations when designing for cycling in Edinburgh. Covers aspects such as QuietRoutes, cyclist protection and visibility at junctions. Statements on cyclist interaction with roundabouts and tram tracks.

C2 Cycle Lanes

Introduces mandatory and advisory cycle lanes, providing guidance on the design and layout of these. Includes aspects such as: integration with junctions, parking, materials and dimensions.

C3 Segregated Cycle Track – Soft Segregation

C4 Segregated Cycle Track – Hard Segregation

Covers aspects of segregated cycle tracks using hard segregation. Discusses methods and layouts of the hard segregation measures whilst also covers the integration of such measures within the existing street environment, covering junctions, crossings and side roads.

C5 Contra-flow Cycling on One-way Streets

C6 Cycling in New Developments

C7 Cycle Parking

C8 Shared Pedestrians Cycle Paths – Off Street

Introduction - Summaries

Public Transport

PT1 Designing for Public Transport

PT2 Bus Stops

PT3 Bus Priority

Introduction - Summaries**Geometry****G1 Street Geometry and Layout**

Introduces the importance of street geometry and layout in influencing road user behaviour, provides examples of changes that can be made and the effects that these have.

G2 Carriageway Widths**G3 Omitting Centrelines**

Introduces the speed reduction benefits of removing carriageway centrelines. It provides a case study discussing a trial of this in London and also gives examples of how centrelines can be reintroduced in higher risk areas.

G4 Crossings

Guidance on the selection of a crossing type, its location and layout, dimensions, kerb details and advice for specific situations for crossings at or near junctions. Includes details on signalised crossings, zig zags, studs, bridges and underpasses.

G5 Crossings at or Near Junctions

Explains the benefits of locating crossings at or near junctions and provides guidance on how to mitigate the risks of this. Provides practical guidance on implementation along with example layout options and minimum dimensions.

G6 Speed Reduction and Traffic Management

Describes methods of encouraging road users to reduce their speed. These include reducing visibility, changes in materials, reducing lane widths or the inclusion of speed cushions. Also provides examples of these.

G7 Priority Junctions

Provides guidance on principles for priority arrangements at crossroads and T-junctions. Gives examples of different methods of establishing pedestrian priority, with a particular emphasis on continuous footways, for which more detailed guidance is provided.

G8 Junctions**G9 Parking and Loading****G10 Road Bridges****G11 Road Construction Consent (RCC)**

Introduction - Summaries

Street Furniture and Landscaping

F1 Street Furniture

Provides guidance on the key considerations for installing street furniture, giving advice on how it should work with other elements of the street. Specifically covers location, spacing, interaction with junctions and the relevant kerb zones.

F2 Seating

Provides guidance on the requirements of public seats to be used. Guidance is provided on the location, dimensions, material and type of seats to be used, with examples provided.

F3 Signage

Provides guidance on the requirements of different types of sign that are used by the City of Edinburgh Council. Guidance is provided on the location, dimensions and type of signs to be used, referencing the Traffic Signs Manual.

F4 Waste Management

F5 Street Trees

F6 Street Lighting

Materials

M1 Footway Materials & Surfacing

Provides guidance on the appropriate materials to use for footways in Edinburgh, with specific attention given to historic areas. Provides examples and guidance on construction, water channels, tactile surfaces and boundary protection.

M2 Asphalt Footway

Supplements M1, providing more detailed guidance on the requirements and specification for asphalt footways.

M3 Footway Paving

Explains in further detail the requirements for installation of natural stone and concrete paving, and the maintenance of historic paving. Provides information on layout of corners, edges and inspection covers.

M4 Tactile Paving

Provides detailed guidance on the different types of tactile paving used by the City of Edinburgh Council. Includes information on application, installation and layout for all types discussed.

M5 High Friction Surfacing

Guidance on the requirements for high friction surfacing. Includes details on the required polished stone value (PSV) and the lengths of high friction surfacing required for different speed limits.

M6 Setted Streets

Introduction - Summaries

Storm Water Management

W1 Sustainable Urban Drainage Systems (SUDS)

W2 Drainage

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Appendix C: Protected views - Detailed guidance on the landmark features

Taken from the 'Skyline Report: The Protection of Key Views' report to Planning Committee 28th February 2008.

The Castle, Castle Rock and Tolbooth St John's Spire

Guidance:

In order to protect the views of Castle Hill, the Castle and Tolbooth St John's spire, rooftops in the central core of the city, should remain below the bottom of the sky space around the Castle: this recedes in all directions from the cliffs below the Castle and the landform below Castle Hill.

Perception of the Castle and Castle Rock is enhanced by awareness of the height of the castle and St John's spire above the surrounding city. This depends upon seeing both the monuments and the landform from which they rise, particularly the cliffs below the Castle. In order to achieve this, surrounding rooftops should not rise above a plane which represents the bottom of open sky surrounding the city centre. This would also protect outward views towards the hills and the sea from the Esplanade and the Castle.

While many spires and domes and monuments rise above the bottom of the sky space and contribute positively to the skyline of the city, roof levels in the city centre have reached a general height above which higher new development is beginning to intrude upon the character of both inward and outward views.

Calton Hill

Guidance:

In order to protect the views of the Calton Hill monuments and the hill from which they rise, the sky space defining the bottom of open sky around the Castle and Castle Hill, should include the surroundings of Calton Hill.

Close views to Calton Hill from along Princes St and from the north are rising sight lines. The same applies to views from east and south. In these cases of comparatively short views (within a distance of 2km), the foreground is sensitive to excessive height where the tops of buildings can easily cut off parts of the view.

From higher viewpoints, the backdrop to Calton Hill is particularly important, since the hilltop monuments are seen against open sky or distant water.

Three distant views need protection:

- from Constitution St - the narrow street view is a rising sightline, the foreground of which needs protection,
- from Corstorphine Hill - the view from Corstorphine Hill needs foreground protection,
- from Braid Hills Drive - the whole of the foreground needs protection but the backdrop is not considered critical as long as the top of the Nelson Monument remains silhouetted against the sky.

Castle Hill from Surrounding Hills, Lower Viewpoints and Approach Roads

Guidance:

The dramatic silhouette of the Castle, cliffs and St John's spire seen in space from surrounding hills, suburban roads and lower viewpoints, should be safeguarded.

The protection of the long views to the Castle and the St John's spire will be achieved by securing the foreground within the viewing corridors of certain key views. Backdrop skyspace is important to the perception of the silhouette.

In order to protect the primacy of the Castle and St John's spire, an open space zone around the Castle and spire should preclude any upstanding building. This defines the width of the view cones as they pass Castle Hill.

Coastal Backdrop to Views of Castle Hill and Calton Hill

Guidance:

Development in coastal backdrop areas should be kept at heights such that key profiles are clearly perceived against distant sea, hills or sky.

For the most part the relevant views will be from the south looking towards Castle Hill and Calton Hill with the Firth of Forth in the background. In many cases the coastal backdrop coincides with the lengths of coast which lie in sea views from the city centre (see below). The latter are at right angles to the street layout of the New Town and the Royal Mile.

Each distant view of the sea needs to be evaluated to determine what length of background needs to be protected, for example, the amount of open water around the Castle when viewed against the Firth of Forth.

In a similar way to which the bottom of open skyspace was defined around the city centre, the bottom of open sky, in the background to views, can be defined along the coast.

Views of the Firth of Forth from the City Centre

Guidance:

Looking north from the New Town and east from the Old Town, wherever sea is visible, open sky space is to be safeguarded down to low levels.

The grid pattern layout of the New Town related to the underlying topography, creates a series of framed views of the sea. Diagonal views are screened by buildings or hills. In the same way, the Royal Mile overlooks a framed sea view to the east - which is within the same area of sea viewed from North Bridge and, more distantly, Corstorphine Hill. The amount of visible sea varies along different alignments, but in some cases the narrowness of the band of water makes it susceptible to any loss of vertical space by increasing building height at certain critical locations.

Open Sky beyond New Town Streets

Guidance:

Sightlines rising beyond the ends of New Town streets should be safeguarded.

Other than the westerly view along Princes St, these are rising sightlines.

The formality of many of these streets lends itself to the placements of objects - spires, domes, monuments and statues, at the end of the streets, eg the Melville Monument looking east down George St.

Views of Open Hills

Guidance:

Key views of hills from within the city should be safeguarded by protecting selected viewing corridors towards Salisbury Crags, and Arthur's Seat, Corstorphine Hill, and the Pentland Hills. Open ground should be safeguarded down to the foot of the hills.

Arthur's Seat

The key quality to safeguard is the unbroken skyline from every direction, usually above the 100 m contour. Long views from the south show the whole profile of the hill to the distant sea beyond.

Salisbury Crags

Close views to the crags are often framed by streets (eg from the Pleasance). These are most striking when unobstructed by buildings across the ends of streets. It is important to retain open hillside below the cliffs. Long views from the south show sightlines falling towards a backdrop of sea and sky. The amount of open sea requiring protection varies between viewpoints.

Corstorphine Hill and Pentland Hills

Sightlines to the Pentland Hills are rising lines. However, as the landform is also rising, there are places where the bottom of the skyspace is close to the ground contours. This is particularly the case across the West End and Fountainbridge, as seen from Ferry Road and the Botanical Gardens. In these instances, a few metres of extra roof height can have an impact on perception of the profile.

City Silhouette from the North

Guidance:

In order to safeguard the city silhouette from the north, background skyspace should be kept open and foreground roof levels should be kept down.

The silhouettes from the north are so wide that viewing corridors are not so helpful.

Skyline between the Castle and Arthur's Seat

This section of skyline consists of a long series of spires and towers. They show up against the sky because they rise above the roof levels. The roof levels have reached critical height where a rise in height would diminish the quality of the skyline. Sightlines beyond this long silhouette generally pass high above the southern side of the city and are safeguarded by the roof planes needed to protect views from the south.

Skyline west of the Castle

West of the castle the skyline is lower. To protect the silhouette, the whole skyspace needs to be carefully restrained by definition of maximum roof levels.

The Foreground

The foreground of views from the north is sensitive to obstructions as the sight lines rise gradually across open spaces. This same skyline is enjoyed from the north shore of the Firth of Forth and from ships sailing up the Forth. While it is desirable to keep open sightlines along the coast, short lengths of taller buildings, well arranged, would not deprive ship passengers of experiencing the city's iconic distant silhouette.

The Forth Bridges

Guidance:

Where views to the Forth Bridges are intervisible with key features of the city, they should be safeguarded.

Views to the Forth Bridges from Edinburgh are limited and it is not generally considered that special measures are required for their protection. The most impressive view is from Leith Docks Development Area and care should be taken to ensure it is safeguarded.

There is additional guidance protecting 4 specific views of the Forth Bridges as part of the World Heritage Site listing.

Incidentals

Guidance:

The foreground and relevant backdrop to special views should be safeguarded.

A limited number of additional special features make a particular contribution to the skyline, and these should also be safeguarded.

St Mary's Cathedral Spires

There are several important views to the triple spires of St Mary's Cathedral from the west, south west and north of the city. Roof levels in the West End are important to a clear perception of the spires.

Views from the Dean Bridge

The view west of the Dean Bridge, of sky or Corstorphine Hill needs protection.

Fettes College

The background to the view of Fettes College from Queensferry Road needs to be protected from buildings rising above the tree canopy along the ridge.

Eastward sea views from Dunsapie Loch

Downward sight lines from the east side of Arthur's Seat limit the height of buildings along the coast between Portobello and Seafield.

The Rest of the City

The protected views set out above in relation to particular features can be combined to show that some form of constraint on building height should continue across most of the city. If the existing key views are to remain widely visible, firm enforcement of maximum height will be essential.

Maximum roof levels are proposed across the core area, usually at existing heights.

In the arc of the city bounded by the hills and the coast, view cones crisscross not far above natural ground levels. From these arise widespread zones where high buildings will puncture the bottom of the skyspace. For this reason the existing policy guidance stating that “development should conform to the general height of buildings prevailing in the surrounding area” remains valid with some exceptions (see below).

Much of the northern coastal zone between Muirhouse and Craigentenny has a larger scale due to its past industrial activity. Nevertheless, views down onto the water and backdrops of important silhouettes place limitations on building height along parts of the coast. Such restraints are needed between Granton and Newhaven harbour to the north and across Craigentenny down to Portobello to the east.

In considering all the views, there are locations where higher buildings may be acceptable. These are:

- Sighthill
- West of Granton between Birnie Rocks and General’s Rock
- Port of Leith

Where high buildings are proposed in these areas, it is recommended they are grouped to create an interesting and positive form within the townscape. A continuous wall of high buildings is not recommended as this forms a barrier and is unlikely to be sympathetic to its location.



Listed Buildings and Conservation Areas

March 2018

Listed Buildings & Conservation Areas

Who is this guidance for?

Anyone considering work to a property within a conservation area or to a listed building.

This guidance provides information on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

This document and other non-statutory guidance can be viewed at:

www.edinburgh.gov.uk/planningguidelines



Misc: Student Housing, Radio Telecommunications, Open Space Strategy etc.

March 2018

This document is divided into two parts:

Part 1. Listed Building Guidance

Part 2. Conservation Area Guidance

Policy Context

This guidance interprets policies in the Edinburgh Local Development Plan which seek to protect the character and setting of listed buildings, and the character and appearance of conservation areas.

This guidance was initially approved in December 2012 and incorporates minor amendments approved in February 2016 and March 2018.

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- apply** For Planning Permission
- apply** For Listed Building Consent
- apply** For Certificate of Lawfulness

Part1: Listed Buildings

Listed buildings represent the very best examples of the built heritage. They are defined as buildings of special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The lists of Buildings of Historic or Architectural Interest are compiled by Historic Scotland on behalf of Scottish Ministers. The term *building* includes structures such as walls and bridges.

There are three categories of listed buildings:

Category A - Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.

Category B - Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

Category C - Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with others in categories A and B.

Buildings which relate together in townscape terms or as planned layouts in urban, rural or landed estate contexts, often have their group value stressed by inclusion within 'A' or 'B' groups.

To check whether your property is listed, use our [online map](#).

March 2018

Do I need Listed Building Consent?

Listed buildings are afforded statutory protection. This means that listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest.

Listing covers the interior as well as the exterior, and includes any object or structure fixed to the building, or which has been included within its curtilage since 1st July, 1948. Listing, therefore, extends to historic fixtures or fittings (plasterwork, chimneypieces, panelling) and items within the curtilage such as stables, mews, garden walls and stone setts. Any proposals to alter unsympathetically, relocate or remove such features are likely to detract from the quality of the setting and are unlikely to be approved.

Listed building consent must be obtained where proposals will alter the character of the listed building, regardless of its category or whether the work is internal or external.

Proposed change will be managed to protect a building's special interest while enabling it to remain in active use. Each proposal will be judged on its own merits. Listing should not prevent adaptation to

modern requirements but ensure that work is implemented in a sensitive and informed manner. The aim is to guard against unsympathetic alterations and prevent unnecessary loss or damage to historic fabric. Any alterations which would seriously detract from or alter the character of a listed building are unlikely to receive consent



Listed building consent is not required for internal redecoration, renewal of bathroom and kitchen fittings, rewiring or new plumbing, provided fittings or internal decorations (such as decorative plaster, murals and paintings) which contribute to the character of the building or structure are not affected.

In considering any application for listed building consent, and also any application for planning permission for development which affects a listed

building or its setting, the Council are required to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it may possess. In this context, preserving, in relation to a building, means retaining it either in its existing state or subject only to such alterations or extensions as can be carried out without detriment to its character.

The tests for demolition are detailed in the Scottish Historic Environment Policy. No listed building should be demolished unless it has been clearly demonstrated that every effort has been made to retain it. The Council will only approve such applications where they are satisfied that:

- the building is not of special interest; or
- the building is incapable of repair; or
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

Repairs which match the original materials and methods and do not affect the character of the building do not usually require listed building consent or planning permission.

You can apply for listed building consent at www.eplanning.scot.

What if the work has already been carried out?

It is a criminal offence to demolish, alter materially or extend a listed building without listed building consent. Alterations may be subject to enforcement action or prosecution at any time. Retrospective applications for listed building consent will be considered on their merits.

Our guidance on [Selling Your House](#) sets out the criteria which will be used to determine whether to take enforcement action against unauthorised works to a listed building. This will help if you are selling a listed property and provides general advice on listed building consent.

What Other Consents Might Be Required?

Planning Permission

Development is defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Planning permission is required for many alterations, additions and changes of use, although some development can be carried out without planning permission. This is ‘[permitted development](#)’.

To determine whether planning permission is required, the [Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 1992](#) or [Government Circular on Permitted Development](#) should be considered.

If you believe your building work is ‘permitted development’, you can apply for a [Certificate of Lawfulness](#). This is a legal document from the Council which confirms that the development is lawful.

In addition, listed building consent may be required regardless of whether planning permission has been granted.

Advertisement Consent

Many advertisements will require advertisement consent, in addition to listed building consent and planning permission. You can check this by consulting or by seeking advice from the Planning Helpdesk.

Building Warrant

Converted, new or altered buildings may require a building warrant, even if planning permission or listed building consent is not required. Please contact Building Standards for more information on 0131 529 7826 or [email: buildingwarrant.applications@edinburgh.gov.uk](mailto:buildingwarrant.applications@edinburgh.gov.uk).

General Principles

The aim of this guideline is to prevent unnecessary loss or damage to historic structures and ensure that proposals will not diminish their interest.

The fact that a building is listed does not mean that changes cannot be made. However, it does mean that any alterations must preserve its character. Any alterations which would seriously detract from or alter the character of a listed building are unlikely to receive consent.

It is strongly advised that specialist advice be sought prior to carrying out any works to a listed building. Without exception, the highest standards of materials and workmanship will be required for all works associated with listed buildings.

Any alterations should protect the character and special interest of listed buildings .

There is a strong presumption against demolition of listed buildings and proposals for demolition will be assessed against the criteria set out in the Scottish Historic Environment Policy.

Repair

Planning permission and listed building consent are not normally required for repairs which match the original materials and methods and do not affect the character of the building. Inappropriate repairs can result in enforcement action or prosecution.

Repairs to listed buildings should always be carried out with care. Matching the original materials and method is important. The use of inappropriate materials and poor repair techniques can accelerate the decay of traditional historic buildings, shorten their lifespan and result in longer-term problems which may result in much higher repair costs.

Stone Repair

Before any repairs are undertaken, the existing stonework details should be carefully categorised for the:

- **Type:** ashlar, random rubble, coursed rubble etc.
- **Tooling:** broached, stugged, polished
- **Joints:** v-jointed, square-jointed, fine-jointed, etc.

An analysis of the stone will also be required to establish its chemical make-up and ensure compatibility with the existing stone.

These details should be respected and repeated, where appropriate, when stone replacement and pointing is carried out. Inappropriate replacements affect the architectural integrity of historic buildings.

It is also imperative to remedy the cause of any decay by eliminating sources of soluble salts, preventing the passage of moisture and rectifying active structural faults.

Indenting

Indenting is the insertion of a new stone to replace one which is damaged or decayed.

Indenting may not always be necessary when a stone has a defect; if the stone can reasonably be expected to survive for another 30 years, it should be left, regardless of its appearance.



Where indenting is appropriate, the indent should be selected to closely match the original stone. Artificial stone should not be used on listed buildings.



There will inevitably be a marked contrast between old and new work. However, within a few years of repair the effects of natural weathering will have gone a long way to remedy this situation. Cosmetic treatment of indented stone, either cleaning the old stone or distressing the new is not recommended.

Partial indenting should not normally be considered. In certain circumstances, small indents may be appropriate on moulded detail, but leaving the damaged stonework may be more acceptable than carrying out a visually intrusive repair.

Stone indents on external original steps and entrance platts are normally the most appropriate method of repair. Concrete screeds to steps and entrance platts are not acceptable.

Redressing

Redressing is the removal of the surface layer from the decayed stone. This may not be appropriate as it can cause considerable damage to the underlying stone and accelerate decay.

Mortar

Mortar repairs to stone should only be used as an extension of pointing to fill in small areas of decay and extend the life of a stone which would otherwise have to be replaced.

In some cases, it may be appropriate to use mortar on sculpted or moulded stonework. However, as mortar is significantly different from stone, ensuring a permanent bond between the two materials will be difficult. Therefore, a mortar repair will have a considerably shorter life than indenting.

Lime mortars will usually be the most appropriate mix. The presence of cement in the mix used for mortar repairs will accelerate decay in the neighbouring stone.

Weather Proofing

In traditional construction, the free movement of water vapour through the fabric of a building in both directions is essential.

The use of silene and silicone treatments to weather proof stone is not recommended because serious damage can occur if condensation builds up within a stone and the process is not reversible.

Mortar Joints and Pointing Repair

The original mortar joints and pointing should be respected, if traditional and causing no damage. Pointing can take many forms (recessed, flush, slaistered etc.) In some instances, small pieces of stone or slate are used in the mortar mix. In cases where it is unclear what existed previously, mortar analysis should be carried out.

Under no circumstances should joints be widened to facilitate the work. Raking out should be done carefully with hand tools; power tools should never be used. It is important that the correct pointing and tools are chosen and used for specific types of joints.

Mortar should be sufficiently resilient to accommodate minor movements in the masonry, but it should never be stronger or denser than adjoining stones. This will cause the mortar to crack and prevent drying out through the joints, causing moisture to evaporate through the stones, accelerating decay.

Lime mortar should be used in most instances. However, as the technology, science and physical properties of pure lime mortars vary considerably from cement gauged mortars, they must be used

carefully. Hard cement mortar should never be used.

Traditional Harls and Renders

Hard cement mixes should not be used for harls and renders. A hard mix will trap a layer of moisture between the harl and the stonework beneath, thus forcing water back into the stone and encouraging accelerated decay. Lime mixes are recommended.

Original harls can be analysed to establish their composition. In order to prepare surfaces for harling and rendering, old cement render should usually be removed. In most cases, it will be more appropriate to use a wet dash rather than a dry dash. It is important that each 'layer' of harl is allowed to dry fully before applying another coat. However, each situation is different and specialist advice should be sought on best practice.

Roofs

Listed building consent will be required for alterations to roofs. Planning permission may also be required, depending on the proposal.

Planning permission and listed building consent are not normally required for repairs which match the original materials and methods and do not affect the character of the building.

The roof, which includes parapets, skews, chimney heads and chimney pots, is an important feature of a building. The retention of original structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important. Any later work of definite quality which makes a positive contribution to the interest of the building should also be kept.



The restoration of lost roof elements to match the original form will be encouraged.

It is important to use the proper repair techniques and materials for ridges, flashings, mortar fillets



and parapet gutters. Ridges should be replaced to match existing. Most ridges and flashings should be replaced in lead, making sure to use the correct code of lead.

Any change to the roofing material, including alternative slate, will require listed building consent and may require planning permission.

Most traditional roofs within Edinburgh are covered with Scots slates, although other materials, such as Welsh and Cumbrian slates, pantiles and thatch, have also been used. In some instances, materials such as copper may have been used on the roof of a decorative turret. Traditional materials should always be respected and repeated, where appropriate.



Scots slates are becoming increasingly rare and in some circumstances second-hand slates are of poor quality and size. It is preferable in some cases that sound old slates are laid together on visible roof slopes, with new slates used on non-visible roof slopes. Alternatives to Scots slate will be considered on their merits.

It is important to ensure consistency in the texture and grading, and that the new slate matches the colour, size, thickness and surface texture of the original materials as closely as possible.

Concrete tiles or artificial slate should never be used in conjunction with, or as a replacement for real slate. The introduction of slate vents may require listed building consent.

Patterned slating, incorporating fish scale or diamond slates, sometimes in different colours, should be retained and repaired with special care.

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The original gradation of slates should be repeated.

Flat Roofs

Lead is usually the most appropriate covering for the long-term maintenance of flat roofs. Alternatives to lead may be considered acceptable in certain cases. Bituminous felt is not generally appropriate for use on listed buildings.

Chimneys

Removal of all or part of a chimney will require listed building consent and may require planning permission.

Original chimneys should always be retained and repaired as they are an essential feature of traditional buildings and contribute to the historic skyline. Non-original additions to chimneys should be removed.

Chimneys should be repaired using traditional methods to reinstate as original, with particular attention to the detail of the coping stone. Particular care should be taken to retain chimneystacks to their original height.

Detailed records of the original structure should be made where dunting is necessary to ensure correct replacement. Chimney pots should always be replaced to match the original.

Where the original chimneys have been demolished and replaced in brick and render, the rebuilding in stone will be encouraged.

Rainwater goods (guttering, downpipes etc.)



Replacement rainwater goods should match the original, cast iron or zinc should be used where these were the original materials. Other materials such as aluminium may be acceptable, where appropriate.

They should be painted either black or to tone in with the adjacent stonework and roofing respectively.

Railings, Gates, Balconies and Handrails

The erection of railings, gates, balconies and handrails requires listed building consent and planning permission.

Planning permission and listed building consent are not normally required for repairs.

Balconies, gates, railings and handrails are usually formal components in the design of an elevation. They should be maintained and repaired and, if

they have to be replaced, should be erected on a like for like basis. The recommended paint colour is black gloss.

Usually, railings were made from cast iron, although there may be some examples surviving of wrought iron. If the railings no longer exist, it is important to establish what the original railings were like. Remaining sections of iron work may still exist in the cope or on similar neighbouring properties or old photographs and plans can be used. In most cases, cast iron railings fixed individually into the cope should be used.

Railings are normally fixed to stone copes. These should be repaired according to the principles outlined in the previous section on stone repair. Moulded copes and other special details should always be respected and repeated.

External Alterations

Any external alterations, however minimal, may require listed building consent and possibly planning permission.

This section provides guidance on the most common forms of change. You are encouraged to contact Planning to discuss any proposed work.

Where it is proposed to restore lost features, it will be important to ensure that all restorative work is



based on sound physical and documentary evidence of the previous state of the building. This is to ensure that work is carried out in an architecturally and historically correct manner.

Stone Cleaning

Listed building consent is required to stone clean listed buildings. Planning permission is also required for the stonecleaning of any building within a conservation area.

Stone cleaning cannot be undertaken without damaging a building. It can also reveal the scars of age, such as staining, poor previous repairs and surface damage. It may also remove the natural patina, the protective layer on the stone, opening up the surface pore structure and making re-soiling much easier.

There will, therefore be a presumption against the stone cleaning of listed buildings and buildings within conservation areas. Stone cleaning will not be considered acceptable on any street where cleaning has not commenced. Where cleaning of a street has commenced, the issue of reinstating architectural unity will be a material considerations in assessing the merits of individual applications.

Specialist professional skills should be sought to undertake analysis and, where acceptable, design a suitable cleaning method and undertake work.

Applications for stone cleaning should be accompanied by a full drawing and photographic survey.

To assess the most appropriate method of stone

cleaning, applicants will be required to ascertain geological characteristics through laboratory tests.

Stone cleaning methods should be tested on an inconspicuous trial area of two or three stones.

If stone cleaning is approved, post-cleaning photographic records should be submitted and documented for research purposes.

It is expected that most necessary repairs will be identified at the initial application stage. Therefore, consent would be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to stonecleaning.

Stone Cleaning Methods

The following are the most common stone cleaning methods. Their inclusion in this guideline is for information only and does not imply their acceptability.

1. Mechanical - Carborundum Disc

This method comprises a hand-held rotary disc with a carborundum pad.

2. Air and Water Abrasive

These methods comprise grits and other abrasive mediums carried by jets of air and/or water.

3. Chemical Cleaning

This method comprises the application of chemicals and a high pressure water wash or pressure steam.

4. Water (High Pressure, Low Pressure, Manual)

When water pressure is used as part of the cleaning method, water is forced into the stone to a depth where natural evaporation will not take place. The water can then percolate down through the fabric of the wall and cause accelerated weathering at lower levels in the building. High pressure water can also cause damage to the stone.

A water wash remains an alternative stone cleaning technique. A low pressure water wash (100-200psi) is the least aggressive method of stone cleaning. However, it will not remove dirt which has combined with the surface to form an insoluble compound. High pressure and/or excessive water can cause surface erosion, pointing wash-out, staining and force water into the core of the wall. Due to the dangers of thermal expansion, water washing should be avoided in frosty conditions.

Paint Removal from Masonry

Paint removal will require planning permission and listed building consent.

The restoration of the original surface through the removal of paint can improve the character and appearance of a building. Where surfaces have been previously painted, the removal of paint will be supported in principle, provided that the proposed removal method does not adversely affect the original surface.

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The removal of paint requires chemical and/or abrasive cleaning to re-expose the stone beneath. Abrasive methods can cause severe damage to the surface and will be unlikely to remove all traces of paint from coarse, porous sandstone. In certain circumstances, a minimally abrasive method may be appropriate to remove the outermost paint layers not in contact with the stone surface. Chemical paint removal varies from paint stripper to a proprietary poultice (a substance placed on the stone to draw out the paint). Each requires extreme caution due to their potentially damaging effects and trial samples should be carried out.

Previous painting could have disguised the poor condition or appearance of the surface so repair work may be required following paint removal. Therefore, consents will be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to paint removal.

Where paint removal is not appropriate, the property should be repainted in a matt finish stone coloured paint to tone with the adjoining stonework.

Specialist professional skills should be sought to undertake analysis, design a suitable treatment method and undertake any work.

Graffiti Treatment

Graffiti treatment will require planning permission and listed building consent if the proposed method will affect the character or appearance of the building.

Whilst graffiti can have an adverse impact on the character and appearance of a building and general environment, inappropriate graffiti treatment can cause irreversible and fundamental damage to buildings.

The treatment of graffiti from listed buildings and buildings within conservation areas will generally be supported provided there would be no unacceptable change in the appearance of the historic surface or structural integrity. However, the condition or architectural detailing of the surface or the nature of the graffiti may, in some circumstances, prevent any form of graffiti treatment from being acceptable.



Each site must be assessed on an individual basis and a site specific proposal prepared. Specialist professional skills should be sought to design suitable treatment methods and undertake any work.

At sites where graffiti is a recurring issue or where historic surfaces are vulnerable to the effects of graffiti treatment, alternative strategies may be required to prevent or reduce incidences of graffiti. Lighting, CCTV, physical barriers and the repositioning of fixtures may be required. These may need listed building consent and/or planning permission.

Temporary sacrificial coatings will also be encouraged in areas of persistent graffiti attack, provided there would be no adverse impact on the surface.

The permanent sealing of a surface will result in accelerated decay of the stone leading to expensive repairs and will therefore not be considered acceptable.

Graffiti Removal Methods

Chemical

Includes solvent based paint removers, other organic solvents and alkali-based paint removers or caustic removers.

Physical

Mainly air abrasion but can also include pressure washing and steam cleaning.

Heat

Includes hot pressure washing and steam cleaning, which must be applied at an appropriate pressure for the substrate; and laser treatments which can be labour intensive, slow and expensive.

Painting and Render

Paint which matches the existing in colour and uses traditional materials and methods will not require listed building consent or planning permission.

Painting or rendering of a previously untreated surface will require planning permission and listed building consent, and is unlikely to be acceptable.

Changing the colour of a listed building will need listed building consent. Planning permission will also be required to change the colour of any building located within a conservation area.



External stonework must not be painted or rendered, unless the surface was originally painted or rendered.

Coping stones and the edge of steps should not be painted.

Information on painting a shop or other commercial premises is included within the [Guidance for Businesses](#).

Walls covered with smooth cement render or a harled finish should generally be painted in earth colours or neutrals (grey, cream or beige). Rendered bands to windows should generally be in stone colours.

Extensions and Additions

Listed building consent will be required for extensions or additions to listed buildings. Planning permission may also be required, depending on the proposal.

New extensions on a terraced block may not be acceptable where there are no existing extensions. Where the principle of extending a listed building is acceptable, the extension should be subservient to the main building and will rarely be permitted on principal elevations. Extensions should not normally exceed 50% of the width of any elevation.



It is usually acceptable for an addition to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required. In other circumstances it may be appropriate to match the new work to the existing, in which case the new materials should be carefully matched.

The visual separation of extensions is encouraged. In the case of side extensions, they should be set back from the facade and be of a scale that does not affect the overall architectural composition. The effect of any addition on a symmetrical composition will be particularly important.

Encouragement will be given to the removal of inappropriate additions which are of inferior quality and which detract from the listed building. Where there is an existing extension of historic or architectural interest, such as a conservatory or outshot, this should be restored or repaired, rather than replaced.

Shopfront Alterations and Signage



Specific information is included in Guidance for Businesses. This should be considered alongside this document, where relevant.

Windows

The removal, replacement or alteration of windows will normally require listed building consent.

Repairs and painting which match the existing and use traditional materials and methods will not require listed building consent or planning permission.

Double glazing in listed buildings will require listed building consent.

Where a significant proportion of historic glass (such as Crown, cylinder and drawn sheet) remains on an individual window, it should be retained or re-used.

Secondary glazing is likely to require listed building consent where it will impact on architectural detail or affect the external appearance of the building.

Planning permission may also be required where the replacement or alteration will not match the existing in design, material, size, opening mechanism or proportion. Replacement windows which do not result in a material change to the appearance will not normally require planning permission.

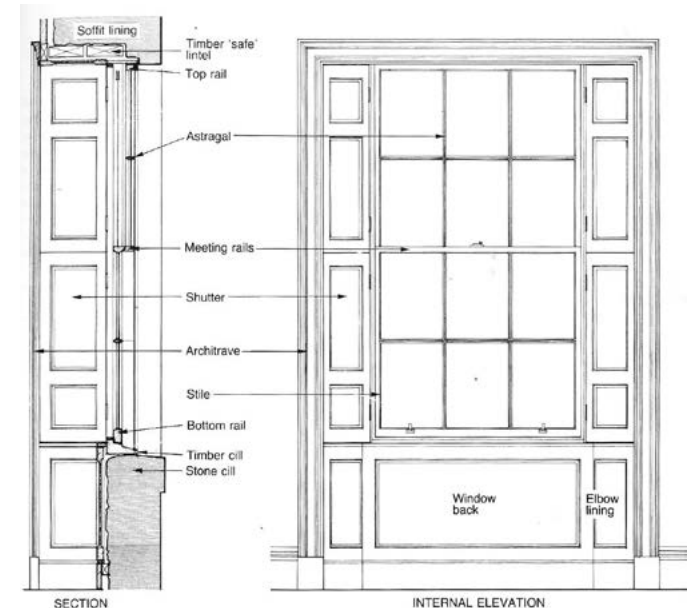
The reinstatement of the original window pattern will normally be encouraged.

Repair and Maintenance

There is a general presumption against the removal of original window frames and glazing; repair and refurbishment is preferred. Decay in timber is usually caused by moisture penetration, which can be prevented by thorough painting, regular maintenance and prompt attention to necessary repairs.

Glazing should be fixed with putty or a glazing compound rather than timber beading.

The thermal performance standard of existing windows can be improved by repair, draught-stripping and working internal shutters.



Openings

Window openings play an important role in establishing the character of an elevation and they should not be altered in their proportions or details.

Proposals to increase the glazing area by removing stone or timber mullions (vertical members between windows which form the divisions between windows) will not normally be granted consent.

Proposals to convert windows into door openings will not be considered acceptable on principal frontages or above garden level on all other elevations. Where acceptable, the width of the existing opening should not be increased. Normally, only one set of French windows will be permitted.

Entirely new window openings are unlikely to be acceptable on principal elevations as this can create an unbalanced composition.

Replacing Original Windows



Original windows are important features of any building and should not be removed or altered. The complete replacement of original windows will only be approved where they have clearly deteriorated beyond practicable repair. Proposals must be accompanied by evidence demonstrating that they are beyond repair; a professional survey may be requested.

In the event that replacement windows can be justified, they should be designed to replicate the original details, including materials, design and opening method. Particular attention must be paid to the mouldings; standard modern sections are not acceptable for reinstatement work. uPVC will not be acceptable.

Care should be taken to ensure that replacement windows are fitted in the same plane as the originals, are made of timber sections (the profile and dimensions of which match the originals) and

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have the meeting rails in the same position as the originals; this is especially important where the windows of only one property in a tenement or terrace block are being replaced.

Whenever an original window has been lost, any modern windows which are badly proportioned, of the wrong type, or incorrectly glazed, should be reinstated to the original proportion and detail. This is especially important in the case of unified terraces.

Double Glazing

Slim profile double glazing with a cavity (the space between the two sheets of glass) of a maximum of 6mm can be fitted into existing windows, provided early glass is not present.

Double glazing with a cavity of more than 6mm is not acceptable.

Secondary Glazing

Secondary glazing involves an independent internal window in addition to the existing. It should, wherever possible, be fitted immediately inside existing sashes or at a suitable position within the depth of the window reveal, being fixed either to the case or the surrounding framework of the ingoes. Secondary glazing should not disrupt architectural features, such as shutters.

The meeting rails and frames of secondary windows should be as small in section as possible to allow them to be disguised behind existing rails. Painting their external faces black helps to minimise visibility from the outside. Where necessary, detailing of internal secondary windows must allow for the use of the easy-clean hinges on the lower sash of the original outer window.

Additional glazing units fitted to the outside of existing windows are not acceptable.

Fanlights



Decorative fanlights should be retained, and where necessary, replaced.

Astragals

Where there is clear photographic or physical evidence that astragals (the glazing bars dividing panes of glass) have been removed, their replacement to the original profile and dimensions will be encouraged. The glazing pattern which forms part of a significant later re-modelling scheme should not be changed. Astragals applied to the surface of the glass or sandwiched between the glass of doubled glazed units are not considered acceptable.

Horns

Horns are Victorian projections of the side frames of the sashes, devised to strengthen them, following the introduction of heavy plate glass. Georgian and early Victorian windows with astragals never have horns and will therefore be strongly resisted. Edwardian windows sometimes had horns, and their use may, therefore, be appropriate.

Ventilators and Extractor Fans

Ventilators cut through the glass or visible on the window frames will not be considered acceptable; they should be located unobtrusively in the meeting rail or through the box frame.

Mechanical extractor fans should be located on rear or side elevations and will not normally be acceptable within windows or fanlights, or on front elevations.

Paint

Originally, most windows were painted dark brown or bottle green. However, window joinery, including fanlights, should normally be painted white or off-white to maintain uniformity (brilliant white should be avoided).

Freestanding buildings may have more scope to investigate and 'restore' the original colours.

All areas of dormer windows, other than the window frames, should be painted to tone in with the roof.

Special Cases

Institutional/Industrial buildings

Industrial and institutional buildings have a variety of window types, depending on their age and function. The original window type should be retained wherever practicable, although flexibility on window design may be acceptable to allow conversion to new uses. The glazing pattern should be reproduced and the manner of opening should be as close to the original as possible. Standard double glazing may be acceptable, provided discrepancies in the form, profile, section, materials and opening method are kept to a minimum.

Early Modern Metal Windows

Early modern metal framed windows should normally be repaired or replaced with matching windows of the same materials and design. New units manufactured from different materials will rarely be capable of accurately matching and will only be acceptable where exact replication of the original window is of less importance. In such cases, any discrepancy in form, profile, section and opening method should be kept to a minimum.

Casement Windows

Original inward opening casement windows are relatively rare and must be retained or identically replaced.

Special Types of Glass

There is a presumption in favour of retaining stained, decorative leaded, etched glass and historic glass. If the glass has to be removed and is of artistic merit, arrangements should be made for its recording and its careful removal. Proposals to use wired glass, obscured glass, and louvered glass or extract fans in windows on main elevations will not be considered acceptable.

Dormer Windows and Rooflights

New dormer windows will not normally be acceptable unless they are part of the original or early design of an area. Rooflights will almost always be a preferable solution, but these will not generally be permitted on roof slopes which are largely unaltered. Where acceptable, rooflights should be of



a conservation type and should be of an appropriate scale and proportion. The proposed number of rooflights will also be a determining factor.

Doors

The removal, replacement or alteration of doors will normally require listed building consent.

Original doors are important features of any building and should not be removed or altered. The complete replacement of original doors will only be approved where they have clearly deteriorated beyond practicable repair. Proposals must be accompanied by evidence demonstrating that they are beyond repair; a professional survey may be requested.

Replacement doors which incorporate integral fanlights or inappropriate glazing or panelling patterns will not be granted consent.

Entirely new door openings are unlikely to be acceptable on principal elevations as this can create an unbalanced composition.

Doors in street frontages, even though no longer used, should be retained.

Door furniture and later fittings of quality should be retained. Where these have not survived, the replacement of modern fittings with items appropriate to the period of the building will be encouraged.

Door entry systems should be discreetly designed and should be located on door ingoos, not the main façade.

Paint

Doors should be painted in an appropriate dark and muted colour.



Basements

Listed building consent may be required for external alterations to basements. Planning permission may also be required, depending on the proposal.

There is a presumption against the removal of original stone slabs from basement areas. They should never be covered in concrete or any other material such as gravel or chips. Where existing stone slabs need to be renewed new stone slabs should be laid. Similarly, stone steps and platts to ground floor entrances should be repaired or renewed in natural stone to match the original in



colour. Basement steps, floors and walls should not be painted .

Proposed extensions in front basement areas or under entrance platts are not normally acceptable and owners are encouraged to remove existing extensions.

The formation of lightwells in basements will only be permitted where they are part of the character of the street. These should always be in matching materials to the main building and covered with a flush cast iron grille.

Access Stairs

New external access stairs will require listed building consent and may also require planning permission.

There is a general presumption against the introduction of external access stairs on any elevation. External access stairs may be acceptable in exceptional circumstances where there is a pattern of original access stairs established relevant



to the elevation(s) in question and this can be fully supported by an historic building analysis.

Where access stairs can be justified, they should be in-keeping with the character of the building. The design of the stair should either be based on an original design for the type of building or a lightweight modern addition with metal being the preferred material. New doors and stairs should be painted appropriate colours, usually black for metal work. They should not be enclosed structures.

Stairs should normally be for access only. Where they include platforms for incidental use, the Council's guidelines on privacy must be complied with. Stairs should be kept close to the building, but should not obstruct daylight from existing windows.

When buildings are in single occupancy and there is an existing door at either ground floor or basement level, an access stair at upper levels will not normally be permitted. On all other properties, access stairs will be restricted to the floor above the lowest habitable floor level. Bridges over rear basement areas will not be considered acceptable.

Renewable Energy Technologies (Solar Panels, Wind Turbines etc.)

Listed building consent will normally be required for the installation of renewable energy technologies. Planning permission may also be required, depending on the proposal.

The installation of renewable energy technologies should be carefully sited in order to protect the architectural integrity of the listed building.

Poorly located renewable energy technologies can be visually intrusive and will not be acceptable where they detract from the character of the building. They should not be visible from public view. They may be acceptable in the following locations:

- On the ground to the rear of the building.
- On a modern extension to the rear of the building, providing that no part is higher than the main building.
- In the internal valley of a roof, provided that no part projects above the ridge.

In the New Town Conservation Area and World Heritage Site, aerial views will also be considered.

External Plumbing

Listed building consent may be required for external plumbing. In some circumstances, planning permission may also be required, depending on the proposal.

Additional pipework on important facades should be avoided especially if it would result in disturbance to, or the breaking through of masonry, mouldings or decorative features. Replacements should be in cast iron, painted to match the colour of the walling and should match the original sections.

Gas Pipes and Meter Boxes

Listed building consent is only required where the guidelines listed below cannot be complied with.

A maximum of a 450mm of supply pipe can be visible on the front wall of listed buildings. External pipes which are both horizontal and vertical must have the horizontal section within the basement areas (where applicable) and not be visible from the street.

Holes in stonework must be kept to a minimum and should be made through stone joints, except in the case of “V” jointing or rubble where holes should be in the stonework. Non-ferrous fixings must be used.

Pipe runs should not interfere with cornices and decorative plasterwork. Where pipes are chased into walls, plasterwork must be reinstated to original.

All redundant surface-run pipe work must be removed and the surfaces made good and painted to match existing materials and colour.

Meter boxes should not be fitted to the front or any conspicuous elevation of buildings.

Pipe work and meter boxes should be painted to match adjacent stone.

Flues

Listed building consent is required to install balanced flues on the front or any conspicuous elevation of listed buildings. In certain circumstances an application for planning permission will also be required.

Balanced flues will not normally be acceptable on the front or conspicuous elevations of listed buildings.

The balanced flue should be painted to match the colour of the surrounding stonework.

Holes to accommodate the balanced flue should be formed with a core cutter.

Ventilation Grilles

Listed building consent is required to install ventilation grilles on the front elevation (or any conspicuous elevations) of listed buildings. Planning permission is not normally required if of a domestic scale.

Ventilation grilles will not normally be acceptable on the front or other conspicuous elevations of listed buildings.

If acceptable in principle, ventilation grilles should generally be no bigger than the standard size, flush with the wall surface and coloured to match the background.

Air Conditioning and Refrigeration

Planning permission and listed building consent will normally be required to install air conditioning and refrigeration units on the exterior of buildings. Listed building consent may also be required to install units within listed buildings where units would disrupt architectural features and fixtures.

The preferred location for units on listed buildings are:

- Free standing within garden or courtyard areas, subject to appropriate screening and discreet ducting.
- Within rear basement areas.
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, in the New Town Conservation Area and World Heritage Site, aerial views will also be considered.
- Internally behind louvres on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to fix units to the wall of an inconspicuous elevation, as low down as possible; they should not be located on the front elevation.

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character of the building.

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Alarm Boxes

Alarm boxes on listed buildings should be the smallest available, fitted in the least conspicuous location and painted to match the background colour or stonework.



There will be a general presumption against the location of alarm boxes on the front elevation of listed buildings which retain their original domestic character, irrespective of the use of the premises.

Where alarm boxes have to be located on the front elevation, they should be restricted to the least visible location. On tenemental properties, alarm boxes should not normally be located above the ground floor.

In basement areas, it may be possible to fit alarm boxes in inconspicuous locations such as on in-facing walls, under entrance platts and stairs, and on the sides of platt supporting arches close to the junction with the pavement.

Concealed locations on side and rear elevations should also be considered. Consideration should also be given to fitting boxes inside the building behind windows and fanlights. Alarm boxes should not bridge mortar joints in the stone, particularly where V or square joints are used.

Alarm boxes will normally be considered acceptable in appropriate locations and on painted shop fronts and commercial frontages where the boxes are painted to match the background colour.

Satellite Dishes

Listed building consent will normally be required to install a satellite dish on a listed building. Planning permission may also be required if located within a Conservation Area.

Poorly sited satellite dishes can be visually intrusive and will not be acceptable where they detract from the character of the building. They should not be visible from public view. They may be acceptable in the following locations:

- On the ground to the rear of the building.
- On a modern extension to the rear of the building, providing that no part of the dish is higher than the main building.
- In the internal valley of a roof, provided that no part of the dish projects above the ridge.
- Behind a parapet, provided no part of the dish projects above it.

In the New Town Conservation Area and World Heritage Site, aerial views will also be considered.

Where the location for a dish is considered to be appropriate, it should be chosen to blend in with its background. This may require the dish to be painted.

All fixings should be non-ferrous.

Consent may be refused for additional dishes due to the visual effects of a multiplicity of dishes, even if this precludes some residents from receiving satellite television. The sharing of satellite dishes will be encouraged.

Other Additions

External fixtures will require listed building consent when they affect the character of the listed building. These include floodlighting, security cameras, window boxes, key boxes, bird control installations and eyebolts (unless on window reveals). Planning permission may also be required, depending on the proposal.

Only undamaging and visually unobtrusive positions for such fixtures will be considered acceptable. Fixtures should not lie across, cut into or through any architectural feature or disturb the balance of a symmetrical façade. Fixings into stonework should be kept to a minimum and should be non-ferrous.

The size and number of additions will also be an important consideration and, where appropriate, applicants may be asked to erect fixtures on a temporary basis in order that their impact can be accurately assessed.

Proposals to erect any fixtures which fail to respect the form and detailing of the building and detract from its appearance are not likely to be acceptable.

The position and colour of cabling for lighting, television and other services should be inconspicuous. Cabling may often be accommodated behind or next to downpipes or on top of projecting string courses and cornices. Black or grey cabling is normally the most appropriate colour.

Adaptation for Accessibility

Listed building consent is required to install ramps, handrails, indicators and lifts and for alterations to doors. Planning permission may also be required.

While the Equality Act 2010 requires service providers to take “reasonable” steps to make their buildings and services accessible, there is also a statutory duty to protect the character of the historic environment. The provision of access for the less able to historic buildings will, therefore, require careful consideration and design.

Full access for everyone via the principal entrance may not be appropriate. Alternative access arrangements which preserve the character of the listed building may be required.

Listed building consent will be required for any internal alterations which will alter the character of the listed building.

Planning permission is not required for internal alterations.

Solutions should be tailored to the particular building through the use of innovative design and high quality materials.

Ramps

The placing of a ramp on a building should have minimal impact on the historic fabric.

The symmetry of existing elevations and the rhythm of the street as a whole should be respected, and where relevant, care should be taken to protect the relationship between railings, property and basement.



Where appropriate, consideration should be given to regrading the ground at the entrance in order to overcome the need for larger ramps and minimise the visual impact on the building. If this will cause a footway hazard, a ramp inside the building may be appropriate; the removal of steps and the lengthening of doors can sometimes accommodate this.

Ramps on the public footway will not generally be supported. Where acceptable, ramps must leave sufficient clear footway for pedestrians. This will vary according to the volume of pedestrian traffic. In general, this is 2 metres for residential areas, 3 metres for main roads and 5-6 metres for busy shopping streets.

Where a ramp is acceptable, high quality materials, such as stone to match the existing building, will be encouraged. In some circumstances, high quality design in modern materials may be more appropriate.

Handrails

Where required, handrails should be carefully designed and sensitively located to avoid being visually intrusive.

Appropriate contrast with the background material can be achieved with high quality traditional or contemporary materials.

Tactile Indicators

Historic flooring materials should not be replaced with standard tactile paving. A tactile grid can be achieved by using materials that match those of the surrounding area, and which have been textured with ridges or dimples. More information is available in the [Edinburgh Design Guidance](#).

Visual indicators

Brightly coloured high-visibility strips should be avoided, unless their use helps to avoid other more visually intrusive works.

Doors

There may be cases (particularly in the case of historic buildings) where it is less damaging to seek alternative access routes than to widen or alter a doorway. Historic doors are often an integral part of the design of the building, and should be retained wherever possible.

Where historic doors are heavy or difficult to operate, it is normally possible to adapt them by re-hanging and/or introducing opening mechanisms or visual indicators to make the handles more prominent.

Lifts

External chair and platform lifts can have a significant impact on the architectural character of a building, but may be more appropriate than a ramp in certain circumstances. The resting position of any external lift should be as low as possible, and the design of the platform and restraints should be as transparent as possible. Metal cages are unlikely to be acceptable as they are disruptive to the streetscape and can seem intimidating to the user.

Internal Alterations

Listed building consent will be required for any internal alterations which will alter the character of the listed building.

Planning permission is not required for internal alterations.

Subdivision

The original plan form of a building should always be respected.

All major works of alteration should be limited to areas of secondary importance. There will be a particular requirement not to sub-divide, either vertically or horizontally, principal rooms and entrance/stair halls. Where the interior is of particular architectural or historical importance, subdivision will not be permitted.

The degree of change to the plan form which may be acceptable will normally be dependent on previous alterations and use.

There will be a presumption against the sub-division of complete houses and flats currently in residential use. A greater degree of flexibility will be exercised where the current use is non-residential and a return to residential is proposed.

Where acceptable, subdivision should not normally result in the formation of more than one flat per floor in town houses.

Rear stairs should not be attached as part of a sub-division proposal. Access to rear gardens should be retained through a basement room, where possible.

Garden ground should not be formally divided up by the use of fences and other unsuitable boundary markers to delineate ownership. Particular care should be taken to conceal the clutter of intensified domestic use, e.g. garages and bin stores.

Internal Walls and Partitions

Internal walls in listed buildings should always be investigated with care in advance of alterations as historic or interesting features may be concealed by plaster or behind panelling. In some cases, the partitions themselves may be of historic interest.

In general, consent will not be granted for the removal of original internal walls or partitions between front and rear principal rooms at ground and first floor level.

In cases where it is considered acceptable for an existing wall or partition to be removed, it will be necessary to leave nibs and a downstand of at least 300mm with any original cornice left intact. Work should not cut through mouldings or enriched plaster decoration but be shaped around them to allow for reinstatement at a later date. In most cases it will be desirable to replicate the original cornice detail at the head of new partitions as well as dadoes and skirtings.

New partitions which affect the proportions of principal rooms will not be considered acceptable.

Internal Doors

Doors that form part of the architectural composition of a room or plan form should be retained. Where they are redundant in terms of circulation, they should be locked shut and left in position, rather than being removed.

If traditional panelled doors require to be upgraded for fire resistance, fire resistant paper applied to the panelling or intumescent paint and edge strips should be used. Door closers should be hidden.

In general, consent will not be granted for new doors connecting front and rear principal rooms at ground and first floor level. Jib (secret) doors may only be allowed in certain cases.

Where new door openings are considered acceptable, they should be correctly detailed with matching doors and architraves. They should not incorporate features such as glazed panels. Where doors are to be added, but are not in traditional positions it is often acceptable to design a jib door or modern opening, so as not to confuse the building's history.

Buffet recesses are an important feature in the dining rooms of listed buildings, particularly in the New Town, and should be retained. New door openings will not be granted within a buffet recess.

Plasterwork



Care should always be taken with works to old plaster to avoid destroying early decoration. All decorative features from a simple cornice or cove

to elaborate wall and ceiling decoration should be preserved. Suspended ceilings should never be formed in principal rooms or entrance halls which have decorative plasterwork. They may be acceptable in minor rooms provided they are above window height.

Chimneypieces

Chimneypieces, along with fireplaces containing original features are part of the decorative history of a building and are often central to the design of a room. Even later chimneypieces of interest can make a significant contribution to the character of a room. Original or later chimneypieces or fireplaces of interest should not be removed, even if the chimney is redundant. In cases where there is no alternative to the removal of a chimneypiece, it should be re-used in an appropriate location within the building. The removal of a chimneybreast is almost never acceptable, particularly as this may affect the structural stability and ventilation of the building. The restoration of missing chimneypieces will be supported.



Staircases



The removal or alteration of any historic staircase, including handrails and balusters, is not normally acceptable. The stair is often the most significant piece of design within a building and can be important dating evidence. Where subdividing ground and basement floors, the basement stair must be retained. In retail premises, the removal of the lowest flight of stairs, which provides access to and use of upper floors, will not be allowed.

Lifts and Stair Lifts

Wherever possible, lifts should be installed in an existing opening in order to minimise physical and visual disruption to the built fabric.

Stair lifts and chair lifts may not be acceptable in sensitive interiors. It may be better to use a secondary stair if possible, or to rationalise the service provision within the building so that access to all floors is not required. An independent device such as a stair climber could also be considered.

Floors and Ceilings

Floors which are original to the building and/or of interest because of their materials, form or surface treatment should be respected, and repaired and retained in situ. Care must be taken when such floors require to be lifted in order to install or repair services. In some instances, features of interest are concealed behind suspended or false ceilings. This should always be the subject of investigation prior to any works being carried out.

Kitchens and Bathrooms

New kitchens and bathrooms should be located at the rear of a building to prevent fittings being built across windows to the front of a property and to avoid cluttering a front elevation with downpipes and ventilators.

New kitchens will generally not be acceptable in principal rooms and must not obscure any architectural detailing.

Podded kitchens and bathrooms will rarely be permitted in principal rooms but may be permitted elsewhere provided they are of a limited area, are freestanding and do not have a detrimental effect on any fixtures of architectural interest.

En-suite bathrooms will not be acceptable in principal rooms. They should ideally be located within existing boxrooms or cupboards. Where this is not possible, it may be acceptable to locate them in larger, secondary rooms although this will be dependent on their form and how they affect room proportions.

En-suite bathrooms, where acceptable within rooms, will normally be height, appearing as a 'piece of furniture' within the room.

Sprinkler Systems

The introduction of sprinkler systems into important and/or vulnerable interiors will normally be acceptable. Whilst exposed pipework systems minimise the degree of disturbance to the structure, care must be exercised in the design of exposed pipework to ensure its appearance is appropriate to the historic interior to be protected. Pipework should not be cut into decorative plasterwork.

The location of sprinkler heads, either ceiling or wall mounted, must be carefully integrated into interiors in order to reduce their visual impact. In particular, ornate interior locations, will not normally be considered acceptable. On highly decorative ceilings, sprinkler heads are best concealed within the raised modelling of the ceiling.

The presence of sprinkler protection does not eliminate the need for preventative measures to reduce the risk of a fire occurring or spreading.

Other Services

The installation of services, such as computer trunking, fibre optics and central heating pipes, should be reversible and should not result in damage to architectural features. Surface mounting such services may be preferable.

New development in the grounds of listed buildings

Development within the curtilage of a listed building which is not physically attached to listed structures does not require listed building consent, but may require planning permission.

Buildings and structures erected before 1 July 1948 within the curtilage of a listed building are treated as part of the listing building, even if they are not included within the description. Listed building consent will, therefore, be required for works which affect their character. Planning permission may also be required.

The curtilage of a listed building is the area of land originally attached to, and containing the structure of the main house and its ancillary buildings, and which was used for the comfortable enjoyment of the house. The extent of the curtilage in individual cases will be based on an assessment of the physical layout, pattern of ownership, and the past or present use and function of the building. Thus, buildings such as coach-houses, doocots, mews/stable courts, walled gardens, lodges, boundary walls, garden ornaments and gates would all be considered to be part of the curtilage of the listed building and are treated as part of the listed building, even if they are not individually listed.

The setting of a listed building is the environment of which the building was designed to be a principal focus, and which it was designed to overlook. The 'setting' of a listed building takes into account a much broader assessment of the siting and situation

of the building. The curtilage of a house will normally form part of the setting, but it is also important to consider land immediately adjacent to, or visible from, the listed building.

Development within the setting of a listed building will only be acceptable if it can be demonstrated that the proposal would not be detrimental to the architectural or historic character of the listed building.

The sympathetic conversion and re-use of existing buildings on the site, particularly stable blocks, mews, service courts and steadings, should be considered prior to developing proposals for new build; care should be taken to incorporate surviving original features in these buildings where possible.

However, any proposals to alter unsympathetically, relocate or remove items within the curtilage, such as stables, mews, garden walls, stone steps, stone paving and cobbled or setted areas are likely to detract from the quality of the building's setting and are unlikely to be approved.

The condition of the main item of listing is critical and, where it has gone out of use, it is important that the restoration of the listed building is sought as a priority. It should be a condition that work on the listed building should be completed, or that an appropriate contract has been let for its restoration, prior to the commencement of new development.

New Development

Where new development within the grounds of a listed building is acceptable, the siting, design, scale, form, density and materials should be sympathetic to the listed building, including ancillary buildings.

The feeling of spaciousness of the grounds in relation to the main building should be protected for the amenity of the property. The scale of new development should be controlled so as not to crowd or obscure the house. No building of similar or greater bulk should be erected close to the main listed building.

The relationship that exists between the main house and its ancillary uses should not be disrupted by the new build.

Views

New development should always be set back from the original building line of the main house to avoid interfering with oblique views of the listed building and disrupting formal approaches. Development to the front of a listed building which breaks its relationship to the street is not acceptable. This is particularly destructive of character, not only to the building, but to the area, especially where the building is part of a unified group. The principal elevations should remain visible in their entirety from all principal viewpoints. New development should not restrict or obstruct views of, or from, the listed building or rise above and behind the building so that its silhouette can no longer be seen against the sky from the more familiar viewpoints. Distant views of features and landmarks which may have been exploited in the design of the building should not be obstructed by the development.

Landscape

The landscape setting of the building should be analysed as the loss of garden ground can seriously affect the setting of a listed building.

Planting which forms part of the original landscape should be retained and, where appropriate, the original landscape restored. New landscaping should be used imaginatively to screen and enhance new development and to retain the landscape setting of the building. Immediate surroundings should be maintained communally, avoiding individually defined gardens.

Conservation areas are areas of special architectural or historic interest which have a character and appearance which is desirable to preserve or enhance.

To check whether your property is located within a conservation area, the Council's [online map](#) can be used.

Part 2: Conservation Areas

Conservation Area Character Appraisals

Conservation Area Character Appraisals identify the essential character of conservation areas. They guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The Character Appraisals are a material consideration when considering applications for development within conservation areas.

Implications of Conservation Area Status

1. The permitted development right which allows any improvement or alteration to the external appearance of a flatted dwelling that is not an enlargement is removed.
2. Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
3. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
4. Alterations to windows are controlled in terms of the Council's policy.

5. Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of trees having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six week's notice of the intention to uproot, fell or lop trees. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Do I Need Planning Permission?

Planning Permission

Planning permission is required for many alterations, additions and changes of use. However, some work can be carried out without planning permission; this is referred to as 'permitted development'.

Within conservation areas, fewer alterations are permitted development and most changes to the outside of a building, including changing the colour, require planning permission.

The **Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)** sets out the requirements for planning permissions.

If you believe your building work is 'permitted development' and doesn't need planning permission, you can apply for a Certificate of Lawfulness. This is a legal document from the Council which confirms that the development is lawful.

What Other Consents Might Be Required?

Listed Building Consent

Listed building consent is required for works affecting the character of listed buildings, including the interior and any buildings within the curtilage. Planning permission may also be required in addition. If your building is listed, the Listed Buildings Guidance should be used.

Advertisement Consent

Advertisements are defined as any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, and employed wholly or partly for the purposes of advertisement, announcement or direction.

While many advertisements require permission, certain types do not need permission as they have "deemed consent". You can check this by consulting **The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984**.

Building Warrant

Converted, new or altered buildings may require a Building Warrant, even if Planning Permission is not required. Please contact Building Standards for more information on 0131 529 7826 or **email: buildingwarrant.applications@edinburgh.gov.uk**.

Road Permit

A Road Permit will be required if forming a new access or driveway. Please contact the Area Roads Manager in your **Neighbourhood Team** for more information.

Biodiversity

Some species of animals and plants are protected by law. Certain activities, such as killing, injuring or taking the species or disturbing it in its place of shelter, are unlawful.

If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be undertaken. If it is identified that an activity is going to be carried out that would be unlawful, a licence may be required.

More information on European Protected Species, survey work and relevant licenses is available in the Edinburgh Planning Guidance on Biodiversity and the **Scottish Natural Heritage** website.

Trees

If there are any trees on the site or within 12 metres of the boundary, they should be identified in the application. Please refer to **Edinburgh Design Guidance** for advice.

Trees with a Tree Preservation Order or in a conservation area are also protected by law, making it a criminal offence to lop, top, cut down, uproot, wilfully damage or destroy a tree unless carried out with the consent of the Council. You can read more about this on our website at www.edinburgh.gov/privatetrees

General Principles

Designation of a conservation area does not mean development is prohibited.

However, when considering development within a conservation area, special attention must be paid to its character and appearance. Proposals which fail to preserve or enhance the character or appearance of the area will normally be refused. Guidance on what contributes to character is given in the conservation area character appraisals.

The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make it significant.

Preservation and re-use should always be considered as the first option.

Interventions need to be compatible with the historic context, not overwhelming or imposing.

Without exception, the highest standards of materials and workmanship will be required for all works in conservation areas.

Repair

Planning permission is not normally required for repairs which match the original materials and methods and do not affect the character of the building.

Demolition

Conservation area consent is required for the complete demolition of unlisted buildings within conservation areas.

Demolition will only be acceptable if the new development preserves or enhances the area.

Extensions and Alterations

Information on extensions and alterations to residential properties is included within '**Guidance for Householders**'.

Proposals must preserve or enhance the character or appearance of the conservation area.

The use of traditional materials will be encouraged. UPVC will not be acceptable.

Shopfront Alterations and Signage

Specific information is included in Guidance for Businesses. This should be considered alongside this document, where relevant.

Windows and Doors

The replacement, repair and painting of windows and doors which match the design, materials and methods utilised in the existing build will not require planning permission.

Planning permission will not be required where replacement or altered windows and doors meet the following requirements.

Replacement windows and doors on all elevations of unlisted properties of a traditional design within conservation areas must match the original proportions, appearance, materials, and opening method. Appropriate timber sealed unit double glazing will normally be considered acceptable. Rooflights on unlisted properties of a traditional design should be of a 'conservation style'. Alternative materials such as uPVC will not be acceptable.

A departure from these guidelines must be fully justified. The form of the existing windows &



doors within the building and in its immediate surroundings will be taken into consideration.

Replacement windows and doors in less traditional developments within conservation areas should maintain the uniformity of original design and materials and should open in a manner that does not disrupt the elevation. However, the exact replication of the original windows or doors may, in some cases, be of lesser importance.

Doors should be painted in an appropriate dark and muted colour. Windows should normally be painted white or off-white.

Planning permission is required for the stonecleaning of any building within a conservation area.

Stone Cleaning

Stone cleaning cannot be undertaken without damaging a building. It can also reveal the scars of age, such as staining, poor previous repairs and surface damage. It may also remove the natural patina, the protective layer on the stone, opening up the surface pore structure and making re-soiling much easier.

There will therefore be a presumption against the stone cleaning of buildings within conservation areas. Stone cleaning will not be considered acceptable on any street where cleaning has not commenced.



Where cleaning of a street has commenced, the issue of reinstating architectural unity will be a material consideration in assessing the merits of individual applications.

Specialist professional skills should be sought to undertake analysis and, where acceptable, design a suitable cleaning method and undertake work.

1. Fabric Survey

A full drawing and photographic survey should be submitted. This should identify the types of stone on the building and the extent and nature of any current defects, including previous mortar or plastic repairs and the condition of pointing. The photographic survey should illustrate the frontage in relation to neighbouring properties and streetscape. This will allow an assessment of the impact of a 'clean' building within its wider environmental context. For comparative purposes, the fabric survey should also include a record of 'colour value' measured either by chromatic or Kodak colour strip.

2. Laboratory Analysis

To assess the most appropriate method of stone cleaning, applicants will be required to ascertain geological characteristics through laboratory tests. These tests should be carried out on uncleaned and trial area cleaned samples. The tests should include:

- (i) depth profiling
- (ii) petrological analysis
- (iii) stone permeability

These may reveal the presence of potentially damaging salts, the types of density of mineral grains and the stone's resistance to surface water penetration.

Applicants will also be asked to provide photographs to allow assessment of surface texture and roughness, both before and after trial cleaning.

The extent of laboratory analysis required may vary, subject to the architectural and historic importance of the building.

3. Trial Cleaning Samples

Paint removal methods should be tested on an inconspicuous trial area of two or three stones. A photographic survey should be carried out of the pre and post cleaning samples and the visual and chemical effects recorded. This enables an assessment of the technique's effectiveness. Applicants may be asked for further samples.

The number of samples should reflect the nature of the specific building being tested; all varieties of stone should be tested.

4. Post-Cleaning

If acceptable, post-cleaning photographic records should be submitted and should be documented for research purposes.

It is expected that most necessary repairs will be identified at the initial application stage. Therefore, consent would be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to stonecleaning.

Stone Cleaning Methods

The following are the most common stone cleaning methods. Their inclusion in this guideline is for information only and does not imply their acceptability.

1. Mechanical - Carborundum Disc

This method comprises a hand-held rotary disc with a carborundum pad. The surface layer of stone is removed along with the dirt, often creating contours as the disc hits hard and soft areas. This produces an uneven surface and causes the loss of fine detail.

2. Air and Water Abrasive

These methods comprise grits carried by jets of air and/or water. The impact of the particles on the surface of the stone removes both dirt and stone and relies upon the skill of the operative to ensure that not too much stone is lost. The results of this method vary, but the pitting of the surface of the stone and the loss of fine detail are common. Dry grit blasting is usually more aggressive than wet grit washing.

3. Chemical Cleaning

This method comprises the application of chemicals and a high pressure water wash. The balance of chemicals varies with the type of stone and surface deposit to be removed. Poultices can also be used; these are more gentle but damage still occurs.

After chemical cleaning, most stones retain the chemicals, even after pressure washing. This then increases decay.

4. Water

When water pressure is used as part of the cleaning method, water is forced into the stone to a depth where natural evaporation will not take place. The water can then percolate down through the fabric of the wall and cause accelerated

weathering at lower levels in the building. High pressure water can also cause damage to the stone.

A water wash, pressurised or not, remains an alternative stone cleaning technique. It is likely that a low pressure water wash remains the least aggressive method of stone cleaning. However, it will not remove dirt which has combined with the surface to form an insoluble compound. High pressure and/or excessive water can cause surface erosion, pointing wash-out, staining and force water into the core of the wall. Due to the dangers of thermal expansion, water washing should be avoided in frosty conditions.

Painting

Planning permission will be required to paint or render a previously untreated surface or change the colour of a building.

Paint which matches the existing in colour and uses traditional materials and methods will not require planning permission.

External stonework must not be painted or rendered, unless the surface was originally painted or rendered.

In basements, painting the underside of the entrance platt will be considered exceptions. Coping stones and the edge of steps should not be painted.

Walls covered with smooth cement render or a harled finish should generally be painted in earth colours or neutrals (grey, cream or beige). Rendered bands to windows should generally be in stone colours.

Information on painting a shop or other commercial premises is included within the **Guidance for Businesses**.

Doors should be painted in an appropriate dark and muted colour. Windows should normally be painted white or off-white. All areas of dormer windows, other than the window frames, should be painted to tone in with the roof.

Railings, balconies, other ornamental ironwork and downpipes should be painted black gloss, although other very dark colours may be appropriate for railings, such as dark green for railings around gardens.

Paint Removal

Paint removal will require planning permission.

The restoration of the original surface through the removal of paint can improve the character and appearance of a building. Where surfaces have been previously painted, the removal of paint will be supported in principle, provided that the proposed removal method does not adversely affect the original surface.

The removal of paint requires chemical and/or abrasive cleaning to re-expose the stone beneath. Abrasive methods can cause severe damage to the surface and will be unlikely to remove all traces of paint from coarse, porous sandstone. In certain circumstances, a minimally abrasive method may be appropriate to remove the outermost paint layers not in contact with the stone surface. Chemical paint removal varies from paint stripper to a proprietary poultice (a substance placed on the stone to draw

out the paint). Each requires extreme caution due to their potentially damaging effects and trial samples should be carried out.

Previous painting could have disguised the poor condition or appearance of the surface so repair work may be required following paint removal. Therefore, consents will be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to paint removal.

Where paint removal is not appropriate, the property should be repainted in a matt finish stone coloured paint to tone with the adjoining stonework.

Specialist professional skills should be sought to undertake analysis, design a suitable treatment method and undertake any work.

1. Fabric Survey

A full drawing and photographic survey should be submitted. This should identify the types of stone on the building and the extent and nature of any current defects, including previous mortar or plastic repairs and the condition of pointing. The photographic survey should illustrate the frontage in relation to neighbouring properties and streetscape. This will allow an assessment of the impact of paint removal within its wider environmental context. For comparative purposes, the fabric survey should also include a record of 'colour value' measured either by chromatic or Kodak colour strip.

2. Trial Paint Removal Samples

Paint removal methods should be tested on an inconspicuous trial area of two or three stones. A photographic survey should be carried out of the pre and post painting samples and the visual

and chemical effects recorded. This enables an assessment of the technique's effectiveness. Applicants may be asked for further samples.

The number of samples should reflect the nature of the specific building being tested; all varieties of stone should be tested.

Telecommunications including Satellite Dishes

Planning permission will be required for a satellite dish on a building within a conservation area.

The installation of cable television equipment in conservation areas requires planning permission. Equipment should be sensitively sited to minimise the affect on the special character and appearance of the conservation area.

Satellite dishes in conservation areas should not be easily visible from public view.

They should be located in inconspicuous locations, such as behind a parapet wall, within a roof valley or concealed behind by a chimney. They may also be acceptable on modern extensions to the rear, providing no part is higher than the main building.

To prevent a multiplicity of satellite dishes, the Council may refuse consent for additional dishes, even if this may prevent some properties from receiving satellite television. The sharing of dishes on buildings will be encouraged.

Where acceptable, satellite dishes should blend in with the background; this may require it to be painted. All fixings should be non-ferrous.

Gas Pipes and Meter Boxes

Planning permission is only required where the guidelines below cannot be complied with.

A maximum of a 450mm of supply pipe should be visible on the front wall. External pipes which are both horizontal and vertical must have the horizontal section within the basement areas (where applicable) and not be visible from the street.

Holes in stonework must be kept to a minimum and should be made through stone joints, except in the case of “V” jointing or rubble where holes should be in the stonework. Non-ferrous fixings must be used.

All redundant surface-run pipe work must be removed and the surfaces made good and painted to match existing materials and colour.

Meter boxes should not be fitted to the front or any conspicuous elevation of buildings.

Pipe work and meter boxes should be painted to match adjacent stone.

Flues

Balanced flues will only be permitted where it is not possible to line an existing chimney to form an internal flue.

Balanced flues will not normally be acceptable on the front or conspicuous elevations of listed buildings.

Air Conditioning and Refrigeration

Planning permission will normally be required to install air conditioning and refrigeration units on the exterior of buildings.

The preferred location for units within conservation areas is:

- Free standing within garden or courtyard areas, subject to appropriate screening and discreet ducting.
- Within rear basement areas.
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, aerial views will also be considered.
- Internally behind louvres on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to

fix units to the wall of an inconspicuous elevation, as low down as possible; they should not be located on the front elevation.

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character and appearance of the building and area.

Adaptation for Accessibility

Planning permission may be required to install ramps, handrails, indicators and lifts and for alterations to doors.

While the Equality Act 2010 requires service providers to take “reasonable” steps to make their buildings and services accessible, there is also a statutory duty to protect the character of the historic environment. The provision of access for the less able to historic buildings will therefore require careful consideration and design.

Full access for everyone via the principal entrance may not be appropriate. Alternative access arrangements which preserve the character of the listed building may be required.

Solutions should be tailored to the particular building through the use of innovative design and high quality materials.

Apply for planning permission or a certificate of lawfulness at www.eplanning.scot.

apply

Ramps

The placing of a ramp on a building should have minimal impact on the historic fabric.

The symmetry of existing elevations and the rhythm of the street as a whole should be respected, and where relevant, care should be taken to protect the relationship between railings, property and basement.

Where appropriate, consideration should be given to regrading the ground at the entrance in order to overcome the need for larger ramps and minimise the visual impact on the building. If this will cause a footway hazard, a ramp inside the building may be appropriate; the removal of steps and the lengthening of doors can sometimes accommodate this.

Ramps on the public footway will not generally be supported. Where acceptable, ramps must leave sufficient clear footway for pedestrians. This will vary according to the volume of pedestrian traffic. In general, this is 2metres for residential areas, 3metres for main roads and 5-6metres for busy shopping streets.

Where a ramp is acceptable, high quality materials, such as stone to match the existing building, will be encouraged. In some circumstances, high quality design in modern materials may be more appropriate.

Handrails

Where required, handrails should be carefully designed and sensitively located to avoid being visually intrusive.

Appropriate contrast with the background material can be achieved with high quality traditional or contemporary materials.

Tactile Indicators

Historic flooring materials should not be replaced with standard tactile paving. A tactile grid can be achieved by using materials that match those of the surrounding area, and which have been textured with ridges or dimples. More information is available in the [Edinburgh Design Guidance](#).

Visual indicators

Brightly coloured high-visibility strips should be avoided, unless their use helps to avoid other more visually intrusive works.

Doors

There may be cases (particularly in the case of historic buildings) where it is less damaging to seek alternative access routes than to widen or alter a doorway. Historic doors are often an integral part of the design of the building, and should be retained wherever possible.

Where historic doors are heavy or difficult to operate, it is normally possible to adapt them by re-hanging and/or introducing opening mechanisms or visual indicators to make the handles more prominent.

Lifts

External chair and platform lifts can have a significant impact on the architectural character of a building, and should only be proposed where no other option is suitable. The resting position of any

external lift should be as low as possible, and the design of the platform and restraints should be as transparent as possible. Metal cages are unlikely to be acceptable as they are disruptive to the streetscape and can seem intimidating to the user.



HAPPY TO TRANSLATE

ترجمه كلك ما صر آماندهر সঙ্গে অনুবাদ করব

يسعدنا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

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