

Development Management Sub Committee

Wednesday 31 July 2019

**Application for Planning Permission 19/01068/FUL
At Royal Botanic Garden, 20A Inverleith Row, Edinburgh
Restoration, improvement and redevelopment of the North
East corner of the Royal Botanic Garden. Development
comprises works to listed buildings and structures;
construction of a new glasshouse, research glasshouses,
education building, horticultural support building and
associated buildings; landscape works; erection of
polytunnels and temporary decent facilities; temporary
construction access road; and associated development
and demolition (as amended)**

Item number

Report number

Wards

B05 - Inverleith

Summary

The proposals comply with the development plan and the relevant non-statutory guidelines, preserve the character and appearance of the conservation area and the character and setting of the listed buildings and would not prejudice residential amenity or road safety.

Links

[Policies and guidance for this application](#)

LDES01, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LDES11, LEN03, LEN05, LEN06, LEN07, LEN09, LEN11, LEN12, LEN15, LEN16, LEN18, NSG, NSGD02, NSLBCA, CRPINV,

Report

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Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The proposed application is 5.143 hectares in area and is located on the north eastern part of the Royal Botanic Garden of Edinburgh (RBGE). The site is identified as an Inventory Listed, Historic Garden and Designed Landscape. The site is further included in the Inverleith Special Landscape Area.

The structures on the site include the category A listed Victorian Palm Houses to the north which are two adjoining tall glass houses composed of the octagonal palm house built in 1834 (also known as the Palm Stove) (listed 14 December 1970) (LB ref; 27914) and a later rectangular addition to the west dating from 1859-60. This was listed category A on 14 December 1970 (ref. 27914).

These buildings are linked to the south by two ranges of modernist glasshouses, one running north-south (the Orchid House) and the other east-west (the Front Range). These glasshouses are also category A listed (listed on 4 June 2003, ref. 49216). They are characterised by an external structure of steel cables suspended from a tetrahedral lattice framework, accommodating the associated glazing system.

The Linnaeus Monument, a memorial to Sir Charles Linnaeus, and currently situated to the north of the east-west 1960s range, is an urn designed by Robert Adam in 1778. It was listed category A on 14 December 1970 (ref. 27916).

The category B listed Lecture Hall, classrooms and offices building at 20A Inverleith Row (the Balfour Building) (listed 4 June 2003) (LB ref: 49213) lies at the site entrance on Inverleith Row.

The horticultural service yard is located at the north east corner of the site and contains a range of ancillary buildings. It has existing accesses onto Inverleith Place Lane. A range of research glass houses is situated to the south of the service yard and faces onto the rear gardens of properties on Inverleith Row. An existing building used for educational purposes (known as the Fletcher Building), is located on this eastern boundary, immediately north of the Balfour Building.

The remainder of the site is landscaped and contains a number of trees and shrubs, which form part of the wider Royal Botanic Gardens landscape. Residential properties are located to the north and east of the site boundary. These include the category B listed, terraced dwellings on Inverleith Row to the east and the category B and C listed dwelling houses on Inverleith Place Lane to the north.

The gardens are bordered by category C listed boundary walls with cast iron railings and wrought iron gates (listed on 4 June 2003, ref. 49217). However, the listing description makes it clear this refers to the walls and railings in Arboretum Place, Inverleith Terrace, part of Inverleith Place and the back of Inverleith Row. The wall to Inverleith Place lane is not included in the listing.

The southern section of the site is included within a Local Nature Conservation Site.

This application site is located within the Inverleith Conservation Area.

2.2 Site History

Applications within current application site

13 January 2012 - Listed building consent granted for the erection of new Alpine House (application number 11/03873/LBC).

16 January 2012- Planning permission granted for erection of new Alpine House (application number 11/03888/FUL).

4 March 2019 - Application for listed building consent submitted for alterations and restoration works to the Victorian Palm houses, the 1967 glasshouses, and relocation of the Linnaeus Monument. Works included the temporary removal of gates and railings at Inverleith Place to facilitate the proposed construction access (application number 19/01069/LBC).

4 March 2019 - Application for conservation area consent submitted for the demolition of the unlisted glasshouses and other unlisted structures (application number 19/01070/CON).

Other Applications for Royal Botanic Garden

4 November 2004 - Planning permission and listed building consent granted for new visitor facility with studios, exhibition space and biodiversity garden, shop and cafe (application numbers 04/02106/GDT and 04/2016/LBC).

3 February 2010 - Listed building consent granted for alterations to Botanic Cottage to form cafe, offices and reception and alterations to external landscaping, including formal seating area at East Gate (application number 09/02758/LBC).

24 August 2011- Planning permission granted for new glass house (application number 11/0225/FUL).

29 August 2013 - Planning permission granted for erection of new Botanic Cottage (application number 13/00645/FUL).

3 August 2017 - Planning permission granted for amendment to application number 13/00645/FUL for erection of new Botanic Cottage (application number 17/01129/FUL).

16 January 2019 - Application submitted for construction of Plant Health Suite, Sustainable Energy Centre, multi service trench, oil tanks, landscape works and related infrastructure at RBGE Nursery (application number 18/10304/FUL).

A number of planning applications have also been granted for a range of temporary installations and structures on site, including those relating to seasonal events.

Main report

3.1 Description Of The Proposal

The proposed development comprises works to listed buildings and structures within the grounds of the Royal Botanic Garden of Edinburgh and constitutes a phased programme of works at the north east end of the garden. This will upgrade and expand upon existing facilities at the site which are important to its functions of research, conservation and education,

The proposals include alterations to existing glasshouses, the construction of a new public glasshouse, a research glasshouse, education and support buildings, landscape works, erection of polytunnels and temporary storage facilities and the construction of a temporary access road with associated development and demolition works.

i) Proposed New Buildings

New Public Glasshouse

The new public glasshouse forms the central part of the redevelopment proposals. It adjoins and overhangs the gable end of the Herbarium building and is connected to the Front Range glass house at basement level and via a glazed balustrade walkway above. It has a curved profile and massing which extends by up to 28 metres onto the lawn in front of the Front Range. The overall steel structure will be overlaid with glazing. The maximum height of this building is 20.1 metres.

This building contains a multi-level walkway and will be used to accommodate a wider range of plant specimens and will also serve as a visitor attraction. It will also be used initially to house some plants being displaced during the course of construction works on the Front Range Glass house. This building will be linked internally to the Front Range Glass House and onwards to the Palm Houses.

The proposed heating source for this building will be via a new Sustainable Energy Centre located within the RBG Nursery site. A shallow water feature is located on the south west side of the new glasshouse.

This building will be the first to be constructed on site and will be initially used as a decant facility, providing accommodation for plants and other infrastructure during the works for the reconfiguration of the existing glasshouses which are also the subject of this application.

Education Building

The proposed replacement education building is located on the eastern boundary of the site at a similar location to the existing one. Owing to the change in ground levels at this location, the building appears as a two to three storeys on its east elevation and one to two storeys on its west elevation. The building has a flat roof with a parapet and vertical proportioned windows. The entrance is located at the south end where it opens onto the courtyard facing the Balfour Building. The proposed materials are natural stone cladding, with a rusticated finish on the lower, northern end of the building and bronze coloured, aluminium windows, some with aluminium louvres.

Horticultural Support Building

The proposed horticultural support building is two storeys in height and is located on the northern boundary of the application site. It replaces existing horticultural support buildings and other outbuildings in this area and contains related offices and facilities. It is buff brick clad. The main entrance is on the east elevation.

New Research Glass House

This proposed large scale, multi spanned, single storey building replaces the existing range of interconnecting research glasshouses, occupying the north east end of the application site. It is constructed of aluminium framing and double glazing, laid out in a general north south direction.

ii) Work to Existing Buildings

Specific proposals with respect to the listed glass houses are as follows:

Octagonal Victorian glasshouse:

- Non-original glazing to be removed and to be replaced by double glazed Crittal glazing system; and
- Removal of the existing link between the octagonal glass house and the Orchid House to be replaced by a new link.

1960's glasshouses:

- Replacement of the original single glazing with a new double-glazed system;
- Connections from the Front Range at the basement level to the New Glasshouse;
- A new external entrance door on the south elevation of the Front Range and bridge access to the New Glasshouse;
- New external doors on the north elevation of the Front Range and the west elevation of the Orchid House;
- The replacement of existing doors on the north elevation with glazing;
- Removal of the existing links between Orchid House and Front Range; and
- Extension of basement accommodation of the Front Range by excavation.

The proposals also include the relocation of the Linnaeus Monument to a site within the gardens to the west of the glasshouses, as detailed under the relevant application for listed building consent.

iii) Other works

Proposed Landscaping:

- Redesign of front lawn, including terrace with external seating area in the corner, between the Front Range and New Glass House and resurfacing of connecting pathways. This will include replacement tree planting and mixed flower seeding towards the west and provision of a shallow pond in front of the new glass house;
- Remodelling of the Chilean Terrace to rear of the Front Range, providing improved connectivity through this route and enhancing the existing landscape;
- Provision of reflecting ponds to the rear of the Victorian Glasshouses;
- Encasing of the Fossil Log in front of the Orchid Glass House with glazed panelling and enclosing part of this lawn with fencing;
- Landscaped strip containing trees to rear of Education Building;
- Planting at the new entrance on Inverleith Place Lane and within the adjoining service yard; and
- External lighting scheme.

The proposed tree survey and protection plan includes details of measures to be put in place whilst the construction access is in place to safeguard tree roots. Forty-eight trees will require to be removed as identified on the proposed landscape plans. These include four category A, 13 category B, 15 category C and 16 category U trees.

Proposed Works to Service Areas:

- Reconfiguration of rear yard in north east corner in conjunction with proposed replacement of horticultural support building including;
- Resurfacing of the yard and replacement of two existing vehicular access into this yard with a larger gated one and a separate pedestrian access;
- Provision of 9 parking spaces for staff and operational use;
- Cycle parking stands for staff;
- Provision of tractor wash down area; and

- Siting of two polytunnels next to new horticultural building.

Works Associated with Construction Access Provision:

- Partial removal of railings and gates at Inverleith Place to facilitate the provision of a temporary construction access (to be re-instated at completion of construction period. This is also subject to the relevant listed building consent application (application reference 19/01069/LBC).

These works further include the temporary reinforcement of existing pathways to support construction traffic and temporary re-routing of pedestrian access paths.

iv) Demolition

The following demolition works are required to facilitate the development:

- North Block (offices);
- Research Glasshouses;
- Plant Quarantine Glasshouse;
- Fletcher (Education) Building Glasshouse Stairs and Canopy; and
- Boiler House north wall stores and garages horticulture support building.

These works are subject to the relevant application for conservation area consent (reference 19/01070/CON).

The proposals will be phased over a seven year period, as detailed in the proposed phasing plan.

Scheme 1

The proposals as submitted proposed a glazed link between the New Glasshouse and the Front Range at first floor level and also a different glazing system for the octagonal glasshouse. The facing material for use at the proposed educational centre was originally buff brickwork.

Supporting Documents

- Planning Statement;
- Pre-application Consultation Report;
- Sustainability Statement;
- Amended Design and Access Statement and Supplement;
- Flood Risk Assessment & Surface Water Management Plan;
- Landscape and Visual Impact Assessment;
- Heritage Statement (including Landscape Character Appraisal & archaeological desk based assessment);
- Noise Impact Assessment;
- Daylight and Sunlight Assessment;
- Ground Conditions Report;
- Tree Survey and Protection Plan;
- Root Protection Plan;

- Phase 1 Species Survey and bat report and update;
- Construction & Environmental Management Plan;
- Transport Information; and
- Landscape Design and Planting Schedule.

These documents are available to view on the Planning and Building Standards Online Services.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The principle of the proposed development is acceptable;
- b) The proposals would safeguard the character of listed buildings and the setting of neighbouring listed buildings;
- c) The proposals would preserve or enhance the character and appearance of the Inverleith Conservation Area;
- d) The proposals would impact adversely on the value of the Royal Botanic Garden Inventory Garden and Designed Landscape;
- e) Impacts on the value of the Inverleith Special Landscape Area are acceptable;
- f) Impacts on landscape, biodiversity and nature conservation are acceptable;

- g) The design of the proposed development is acceptable;
- h) The proposals for access provision and impacts on road safety are acceptable;
- i) There are any detrimental impacts on neighbouring amenity;
- j) There are any other material issues;
- k) The proposals meet sustainability requirements;
- l) The impacts on equalities and human rights; and
- m) Issues raised in representations have been addressed.

a) The Principle of the Proposed Development

The application site is within the urban area and designated as Open Space in the Edinburgh Local Development Plan (LDP). It is therefore subject to the provisions of LDP Policy Env 18 (Open Space Protection). This policy states that proposals involving the loss of open space will not be permitted unless it is demonstrated that they meet a number of criteria. These criteria are:

- a) there will be no significant impact on the quality or character of the local environment; and
- b) the open space is a small part of a larger area or of limited amenity value or leisure value and there is significant over-provision of open space serving the immediate area; and
- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value; and either:
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space; or
- e) the development is for a community purpose and the benefits to that local community outweigh the loss.

In assessing the proposal against these criteria, the majority of the proposed development relates to the replacement and/or upgrading of buildings currently on site, or the occupation of new buildings which are on areas of low amenity value, outwith the open parkland.

However, the proposed new glasshouse, adjoining the Herbarium building, occupies an area of lawn in front of the 1960s glasshouse and offers more amenity value. In this case, the loss of this open space is justifiable under policy Env 18, as the proportion of green space to be removed is minimal in relation to the overall scale of the RBGE. Furthermore, the adjacent area of parkland at Inverleith provides substantial amenity space at this locality.

Furthermore, the proposed glasshouse would not be detrimental to the continuity of the wider network, including biodiversity, as its loss would not obstruct access to adjoining areas of open space within this diverse area of parkland. Most importantly, the proposed greenhouse would form a major component of the plans for the redevelopment and upgrading of the Royal Botanic Garden. This will result in significant improvements to this important asset in terms of its recreational, educational and conservation use and it would particularly benefit those within easy access of the site. The benefits to the local and wider city community are therefore considered to outweigh the resulting loss of this area of green space.

In addition, the results of the submitted Landscape and Visual Impact Assessment have demonstrated that this proposal will have no significant impact on the special qualities or character of the LDP designated Special Landscape Area, providing further assurance that the quality and character of the local environment will be safeguarded.

Therefore, the proposals comply with the relevant provisions of LDP Policy Env 18 (Open Space Protection) and are acceptable in principle.

b) Impacts on Character and the Setting of Listed Buildings

The Historic Environment Policy for Scotland (HEPS) outlines how the Council should undertake the collective duty of care whenever a decision in the planning system will affect the historic environment. There are three key areas which define how the historic environment should be understood, recognised and managed to support participation and positive outcomes, including "Managing Change" under policies HEP2, HEP3 and HEP4.

Policy Env 3 Listed Buildings- Setting states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

Policy Env 4 Listed buildings- Alterations and Extensions states that proposals to alter or to extend listed buildings will be permitted where those alterations are justified; would not result unnecessary damage to historic structures or diminution of its interests; and where any additions would be in keeping with other parts of the building.

The amended scheme proposes a minimal intervention connecting the New Glasshouse with the Front Range. A main point of entry for the public route through the glasshouses will be built at the basement level connecting the two buildings. The basement of the Front Range is a concrete podium upon which the glasshouse with its external structure sits. Although integral to the overall design, the main interest of the listed structure is above with the glazing and the structure. The proposed link from the New Glasshouse to the Front Range at this level does not significantly adversely impact the special interest of the building.

Access from the New Glasshouse to the first floor level of the Front Range is via a ramp and a new glazed door in the same sloped plane of the glazing on the Front Range. No changes will be made to the structure and when closed, the door will be almost invisible. This door system will be used at other entrance points on the building. Some existing access points will be infilled with glazing to match adjacent panels. The proposed door system is well designed and unobtrusive. It will have a minimal impact on the character of the listed glasshouses.

The 1960's Glasshouses are currently single glazed and the glazing system is failing. The glass needs to be replaced to accommodate safety glass. The RBGE is taking this opportunity to improve the thermal efficiency of the glasshouses by adapting the glazing system to incorporate double glazing. Details of this change have been submitted and the alterations will not affect the special interest of the listed building.

The octagonal glasshouse or 'Palm Stove' has a modern glazing system in the vertical glazing, although the glazing in the roof is in its original format. It is proposed to replace this modern glazing with a Crittall glazing system that incorporates double glazing. This will retain the general character of the original glazing with a system that increases thermal performance.

A new link will be formed between the 1960s Orchid House and the octagonal glasshouse to replace an existing one that has a poor visual relationship with the Victorian structure. The new link will be a contemporary structure. Its relationship with both the Victorian glasshouse and the 1960s glasshouse will be improved and the new link will not detract from the original listed structures.

The Linnaeus Monument, which is currently to the north of the South Range, will be relocated to another location within the Gardens between Inverleith House and the Botanic Cottage. The monument will be in a more public location and will be better accessed by the public. The applicant has submitted a method statement for its dismantling and relocation under the relevant application for listed building consent (reference 19/01069/LBC) which is satisfactory.

In order to create a temporary construction access road, a portion of the listed boundary wall and railings to Inverleith Place will need to be temporarily removed. The proposals provide for this boundary treatment to be reinstated when site works cease. A condition is added to ensure this will be done.

Overall, the alterations that are part of this refurbishment will allow the RBGE to maintain the high standard of the collection in buildings that are fit for purpose. The alterations are sensitive to the listed buildings and will preserve their special character in compliance with the HEPS and LDP policy Env 4.

In terms of the setting of the listed buildings, although the position of the proposed new glasshouse obscures the east end of the Front Range glass house, its carefully articulated form and positioning will minimise any impacts on the listed building's setting. Its curved shape is articulated to ensure that views of this listed building frontage from the front lawn are maintained from most directions.

The proposed amended, lower profile link from the New Glasshouse to the listed Front Range Glass House does not adversely impact the setting of the listed Front Range Glasshouse. Furthermore, it will have a minimal impact on the setting of the listed Balfour Building, to the east, where owing to the change in ground levels, the link will only be visible at ground level.

The proposed external alterations to form the new cafe which is proposed below plinth level in the 1960's glass house are minimalist in form and will have no adverse impacts on the setting of this listed building.

The proposed link between the listed palm house buildings, which is an improvement to the existing structure in terms of its appearance, will also safeguard the setting of these listed buildings.

The proposed new education building backs on to the row of Category B listed, terraced dwelling houses at numbers 21-29 Inverleith Row. At up to three storeys high, it is substantially taller than the existing glass houses occupying this space. However, these dwellings have relatively deep back gardens, which allows some set-back from the new building. Furthermore, the proposed building height is lowered to a single storey at its closest point to their boundary. The presence of this sympathetically designed building is not considered to significantly impact on the setting of this listed terrace.

The Horticultural Support Building is low profiled and will have no significant impact on the setting of the listed palm houses to its south west.

The proposed buildings and works therefore safeguard the character, special interest and setting of the listed buildings within the Garden. A condition will be added to ensure that suitable arrangements are made for the relocation of the Linnaeus Monument to an agreed location within the Park. A condition will also be required for the safe storage of the stonework and railings removed from the existing boundary on Inverleith Place and the re-instatement of this boundary treatment, once relevant site works are completed.

Overall, there is no adverse impact on the character, appearance, interest, or setting of the listed buildings on the site, in compliance with the HEPS and LDP policies Env 3 and Env 4.

c) Impact on the Character and Appearance of Inverleith Conservation Area

LDP Policy Env 6 Conservation Areas- Development requires that development within a conservation area or affecting its setting will only be permitted where it:

- a) *Preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal;*
- b) *Preserves trees, hedges boundary walls paving and other features which contribute positively to the character of the area and;*
- c) *Demonstrates high standards of design and utilises materials appropriate to the historic environment.'*

Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities.

The special characteristics of the Inverleith Conservation Area are noted in the character appraisal as follows:

Landscaped spaces dominate the area, contrasting with surrounding, denser development. The substantial amount of open space allows panoramic views across to the city skyline. The conservation area is characterised by playing fields, a public park and the Royal Botanic Garden.

The Appraisal also makes reference to the Royal Botanic Garden as containing:

'a unique and self-contained collection of buildings'.

The majority of the new development is located on the site of existing buildings or service areas, where their presence will not impact on the landscaped setting provided by the Garden.

The main exception is the new glasshouse which extends over part the front lawn. The affected area is relatively small in relation to the overall scale of the gardens. Furthermore, the Landscape and Visual Impact Assessment has demonstrated that there will be no significant impacts to and from the site on protected city views or the contribution they make to the area's setting. The proposed striking and innovatively designed building will make a positive contribution to the character and appearance of the conservation area. Its overtly modern design will be viewed as a processional timeline from the Palm House to the 1960s Glasshouses through to the New Glasshouse and the visitor experience and appreciation of the Gardens will be enhanced by this new feature.

The proposals for the demolition of the existing range of horticultural glasshouses, associated outbuildings and the existing educational building are considered in more detail under the relevant application for conservation area consent (Planning Reference 19/01070/CON). However, in summary these buildings are not of any significant architectural or historic merit. Furthermore, in the case of the glasshouses, these are declining in condition and are inefficient to run, due to their single glazing. The proposals for their replacement will not only be more sustainable, but will improve the appearance of this area of the gardens and provide an enhancement to the overall appearance of the Inverleith Conservation Area.

The predominant materials in this part of the conservation area are noted as buff stone to the front and rubble to the rear, with slate roofs. The proposed facing materials for use on the educational and horticultural buildings are buff stone cladding and buff brickwork respectively. These materials will blend with the buff stone work on the neighbouring Georgian townhouses. The brickwork on the horticultural building will reflect its more ancillary usage.

The stone boundary walls are also noted as a characteristic of this townscape. The proposed works to form a new vehicular accesses on to Inverleith Place Lane and the temporary access on Inverleith Place will result in the loss of part of this historic fabric. As a result there will be some localised impacts on the appearance of the streetscape. In the case of Inverleith Place Lane, it is noted that the stonework to be removed will be reused in the construction of the wall bounding the proposed set back at the new entrance. This provision, along with the proposals for appropriate landscaping at the sides of this enlarged entrance, will help soften the impact of these proposals on this mews lane.

Concerns have been raised regarding the design and finish to the proposed gateway, which is modern in appearance and constructed of anodised aluminium. The metalwork has an attractive latticed pattern, the appearance of which could be softened through the use of a tinted finish. The finalised details of this finish will be required though the general provisions of a condition requiring full specifications for all external materials.

In the case of the Inverleith Place entrance, provisions have been made for the listed gates, railings and ground cope stones to be stored and re-instated once the construction phase is completed. These relatively small scale works are considered justifiable, in this case, given the overall positive impacts the proposals will have in terms of enhancing the quality and condition of the buildings within the Garden and the contribution they make to the area's character and appearance.

The proposals for the replacement of trees to be removed, as a result of the proposed works, will ensure that these important elements of the area's character are retained. A suitable planning condition will be applied requiring these measures are implemented at an appropriate stage in the works programme.

The proposals therefore preserve the character and appearance of the Inverleith Conservation Area, in compliance with the relevant provisions of LDP policy Env 6.

d) Value of Royal Botanic Garden Inventory Garden and Designed Landscape

LDP policy Env 7 (Historic Gardens and Designed Landscapes) provides that development will only be permitted where there is no detrimental impacts on a site recorded in the Inventory of Gardens and Designed Landscapes.

The Historic Environment Scotland Inventory description for the Royal Botanic Garden describes it as:

the second oldest botanic garden in the UK (which) hosts a vast collection and some interesting architectural features.'

It is therefore of outstanding historic value, as well as having outstanding value as a 'Work of Art'.

The landscape is attractively laid out and the plant collection is recorded as having outstanding Horticultural and Botanic value. The Garden is also recorded as having outstanding architectural value, in terms of providing the setting for the Palm Houses. The buildings and tree canopy are recorded as having some value in the local scenery and the 'abundant wildlife supported by the Garden', is noted to have some Nature Conservation Value.

Whilst large in scale, the carefully sited and articulated form of the proposed new glasshouse will not have a detrimental impact on the Garden or on the setting of the listed Large Palm House. The glazed link connecting the new glasshouse to the 1960s Glasshouses south range glass house is now largely at basement level and is more modest in scale and less conspicuous than the original proposal. It will not detract from its setting or the contribution this listed building makes to the Architectural Value of the Inventory Garden.

The proposed new horticultural support and education buildings which are located on the periphery of the RBGE grounds, will not adversely impact on the park's landscape setting. These proposals will not affect the setting of the listed Large Palm House and 1960's Glasshouses, or the contribution these make to the Architectural Value of the Inventory Garden.

The removal of the Category A listed, memorial to Sir Charles Linnaeus would result in some loss of an historic attribute within the Inventory Garden as noted by Historic Environment Scotland. However, providing measures are put in place to secure its removal to an alternative position in the gardens, as detailed in section 3.3b) above, this will not impact adversely on the values of the Inventory Garden.

The proposals for the new glasshouse require some re-configuration of the front lawn, necessitating the loss of some trees (as noted by neighbours or Community Council in their response). However, the submitted Tree Protection and Removals Plan will provide for their replacement with a commensurate number of a suitable species, thus providing suitable mitigation measures.

The proposals will not detrimentally impact on the Inventory Garden and Designed Landscape providing that suitable measures are put in place for replanting and new landscaping once the construction phase is over. Conditions will be applied to ensure these works are carried out in a timely manner. On this basis, the proposals comply with policy Env 7.

e) Impacts on Special Landscape Area (SLA)

LDP policy Env 11 (Special Landscape Areas) states that planning permission will not be granted for development which would have a significant adverse impact on the special character or qualities of the Special Landscape areas.

The Inverleith SLA follows the boundaries of Inverleith Park and the Royal Botanic Garden Edinburgh. The following characteristics were identified for this area in a report from 2010 used as the basis for the designation.

Landscape characteristics and qualities

An extensive wooded parkland landscape in the north of the city, of cultural and recreational significance.

The juxtaposition of Inverleith Park and the Royal Botanic Garden Edinburgh aids their interpretation as a single landscape unit, when viewed at a distance from elevated locations such as Edinburgh Castle and Calton Hill. Although differing in layout and character, the Park's mature avenue trees visually coalesce with the tree canopy of the Royal Botanic Garden, which is punctuated by the glass-domed roof of the Victorian Temperate Palmhouse.

Changes in the management of the two areas and provision of new recreation or visitor facilities may affect the character of the landscape.

As indicated above, the proposals will initially impact on the level of tree cover in this part of the SLA. However, the proposed replacement planting programme will provide for similar levels of tree cover to be provided and established on site, at an appropriate time in the works programme, as will be ensured through the use of a planning condition.

The results of the submitted Landscape and Visual Impact Assessment have demonstrated that this proposal will have no significant impact on the views across the city as experienced to and from the LDP designated Special Landscape Area, providing assurance that these qualities will be safeguarded.

Also, as noted above, the proposals will result in the loss of a small area of greenspace in order to accommodate the new glasshouse. However, the area concerned is small in comparison to the extensive area of the overall garden grounds.

As noted in the description of the SLA, the Garden also serves as an important visitor attraction and the new greenhouse, with its multilevel walkway with viewpoints and high spanned roofline, will also help support taller ranges of species which will provide an enhanced facility for both residents and visitors to Edinburgh. Its sensitive siting and organic form ensures that it will not have a detrimental impact on the Area's landscape character.

The proposals will result in no significant adverse impact on the special character and qualities of the Inverleith Special Landscape Area, in compliance with the requirements of LDP Policy Env 11.

f) Trees, Landscaping, Biodiversity and Nature Conservation

Trees and Landscaping

LDP Policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order (TPO) or any other tree or woodland worthy of retention, unless necessary for arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset loss to amenity.

The tree survey and protection plan includes details of measures to be put in place whilst the construction access is in place, to safeguard tree roots. A condition will be added to ensure that these proposed protection measures are undertaken in accordance with the approved measures.

The application includes proposals for the replacement trees which are lost or damaged as a result of the proposed development. An appropriate condition will be applied to secure the undertaking of these proposals.

The proposals for the landscaping on the front lawn are required in association with the siting of the new glasshouse in this area. These proposals will result in the loss of some trees, notably those closest to the Herbarium building. However, proposals are included for the replanting of some trees in this area, as well as mixed flower seeding on the lawn. As full details of the species to be planted at these locations have not been provided to date, these will be required through the use of an appropriate planning condition. A further condition will be required to ensure the undertaking of these works as part of the phased development scheme.

LDP Policy Des 8 (Public Realm and Landscape Design) states that planning permission will be granted for development where all external spaces and features including footpaths, green spaces and boundary treatments have been designed as an integrated part of the scheme. It should also be demonstrated that:

- a) the design and materials are appropriate for their use and within the context of the character of the area;
- b) different elements of paving and landscaping are coordinated;
- c) particular consideration is given to the planting of trees to provide a setting for buildings and to provide a robust landscape structure; and
- d) a satisfactory scheme of maintenance is put in place.

The provision of a reflecting pond in front of the new glasshouse will enhance its landscape setting, as well as serving as a cooling pond. The proposed ponds next to the Palm House will have similar benefits. Concerns have been raised by the Community Council that the pond next to the new glasshouse could endanger pedestrian safety on the adjoining pedestrian route. Although the pond is shallow in depth, the applicant has agreed to add suitable planting to this edge, in order to serve as a buffer and address this safety concern.

The works to the Chilean Terrace which include remodelled pedestrian access routes and an enhanced planting scheme, will improve its accessibility and appearance in this currently underused area of the gardens.

The proposed landscaping is high quality as befits the new glasshouse.

The proposals for trees make appropriate provision for the safeguarding of existing trees and replacement replanting. The landscaping will be high quality as befits this conservation area and Special Landscape Area location, in accordance with the requirements of policies Env 12 and Des 8.

Biodiversity and Nature Conservation

LDP Policy Env 16 (Species Protection) states that planning permission will not be granted for development that would have an adverse impact on protected species unless several criteria can be met. These criteria include whether there is an overriding public need for the development and it is demonstrated that there is no alternative, a full survey has been carried out of the current status of the species and its use of the site, and that suitable mitigation is proposed.

Surveys of the application site have identified the presence of protected species. A condition is applied to ensure measures to be put in place in order to safeguard badgers. Further updates to bat surveys will also be required at appropriate times in the development phase. An informative will be required to advise of this statutory requirement.

This is acceptable and the proposal is in accordance with policy Env 16.

g) The design of the proposed development is acceptable

LDP Policy Des 1- Design Quality and Context of the LDP requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. Permission will not be granted for proposals that are inappropriate in design or for proposals that would be damaging to the character or appearance of the area.

Policy Des 3 Development Design - Incorporating and Enhancing Existing and Potential Features of the LDP states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

Policy Des 4 Development Design - Impact on Setting of the LDP also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regards to its height and form; scale and proportions, including the spaces between the buildings, position of buildings and other features on the site; and the materials and detailing.

Policy Des 11(c) (Tall Buildings- Skyline and views) sets criteria for buildings that rise above the prevailing heights of the area.

The sculptured, light-weight form of the New Glasshouse building reduces the impacts of its height and scale in relation to the surrounding landscape. The nature inspired design, which resembles that of a palm leaf, reflects the building's function and site's landscaped setting. Other new buildings are largely functional and low key. They therefore demonstrate compliance with the requirements of LDP Policy Des 1 in terms of its contribution towards a sense of place within this designed landscape and public garden.

The remodelling of the landscape on the lawn in front of this building to facilitate access to the public glasshouses has been attractively planned with water features and walkways. This will ensure a good quality of public realm within this landscaped setting, in compliance with the requirements of LDP Policy Des 3 (Incorporating and Enhancing Existing Features).

The height and scale of the proposed New Glasshouse exceeds that of existing buildings in the Garden and surrounding locality. This has been a point of concern raised by contributors. However, this building has been carefully sited and articulated to minimise impacts on the setting of neighbouring listed buildings. The amended lower profile design of the glazed link between this glasshouse and the listed Front Range Glasshouse ensures that the setting of both the Front Range and listed Balfour building are safeguarded. The link between the listed Palm House and Front Range Glass house is similarly restrained. Overall, the design has been carefully considered.

The results of the landscape and visual impact assessment demonstrate that there will be no significant adverse impacts on views of the city skyline, in accordance with the requirements of policies Des 4 and Des 11.

The proposed Education Centre, has been carefully positioned to respects the site's backdrop of listed dwelling houses and their residential amenity. The fenestration is suitably restricted to safeguard privacy. The elevation containing the main entrance faces onto the Balfour Building, and has a suitably strong presence, reflecting its public function. The use of natural stone as a facing material ensures it relates well to its setting next to listed buildings and within the conservation area, in accordance with the requirements of LDP Policy Des 4.

The proposed horticultural support building is low profiled in form and suitably restrained in design, reflecting its usage as does the use of brickwork at this location.

It is concluded that the proposals as a whole, are acceptable in terms of their height, scale, materials, positioning and relationship with context, in accordance with the requirements of relevant LDP Design policies.

h) Access and Road Safety Impacts

LDP Policy Tra 1 (Location of Major Travel Generating Development) requires that for sites outwith the City Centre, the suitability of a proposal will be assessed having regard to the accessibility of the site by modes other than the car, the contribution the proposal makes to the Local Transport Strategy Objectives, and the impact of any travel demand generated by the new development on the existing road and public transport networks.

Similarly, LDP Policy Tra 9 (Cycle and Footpath Network) seeks to ensure that proposals will not have a detrimental impact on the implementation of cycle paths/footpaths; be detrimental to a path which forms part of the core paths network or prejudice the continuity of off-road network generally; or obstruct or adversely affect a public right of way or other route with access rights unless satisfactory provision is made for its replacement.

The Roads Authority has no objections to the formation of the proposed temporary access for construction traffic from Inverleith Place. The width of this road carriageway will allow vehicles to enter and leave the site safely from this point.

The proposed arrangements for utilising part of the shared access route through the gardens during the construction phase and provisions for temporary pedestrian access in places, are also considered acceptable in terms of public safety. However, a condition will be required to ensure that the proposed protection measures (as detailed on the Root Protection Plan) are put in place prior to the commencement of the construction phase and removed thereafter. Furthermore a condition will be required to ensure that the proposed temporary surface on the diverted sections of the pedestrian accesses is removed and the lawn reinstated, at the end of the construction phase.

A number of concerns have been raised by local residents in relation to safety issues concerning the new vehicular access proposed at Inverleith Place Lane and potential use of this access and the lane by larger vehicles.

The Roads Authority has no objections on road safety grounds to the proposals for the re-configuration of the existing entrances on the Inverleith Lane frontage. The formation of a single, dedicated vehicular entrance, with gates and a separate pedestrian access point, should improve pedestrian safety. Furthermore, the set-back position of the new entrance, which includes wider visibility splays at its sides will improve sight lines on the lane and allow vehicles to enter and leave the site more safely. Allied to the proposed arrangements for improved traffic flow within the yard, these provisions should also enable drivers to undertake turning movements at this junction more accurately, to the further benefit of public safety.

No details are provided for the proposed opening mechanism for the gates. It is noted that the use of outward opening gates will not be permitted under the Roads Act. A relevant informative will be applied.

In response to concerns that this end of the lane will be used for access proposes for construction traffic, the applicant has clarified that this is not the intention as the construction traffic will be using the proposed temporary access route. However, as a public road, it is not possible to restrict roadworthy vehicles from the lane. The applicant has confirmed that they are willing to work in accordance with a Construction Traffic Management Plan. The Council, as Roads Authority would support this provision. It is noted, that this provision cannot be enforced through the Planning function but an informative will be added to this effect.

In response to concerns that the proposed use of the fuel storage facility within the yard, it has been confirmed that this storage facility will be used solely to serve horticultural related machinery. Refuelling facilities for RBG vehicles will in future be located at the proposed sustainable energy centre at the Nursery site (subject to application number 18/10304/FUL).

The proposals for vehicle and cycle parking provision accord with the Council's standards for this parking zone and are acceptable. A traffic regulation order would be required to allow the Council statutory powers to regulate the use of the proposed parking spaces for disabled drivers. A sum of £2,000 would be required from the applicant, to promote such an order. An informative is added to advise the applicant of this requirement. A further informative is added, advising the applicant to install Electric Vehicle charge points within the proposed parking areas.

A number of contributors have also raised concerns regarding the potential increased demands for on-street parking provision on surrounding streets and have requested that temporary parking spaces are put in place during the construction phase. The Roads Authority considers that the proposed development will have a negligible impact on on-street parking provision within this controlled zone.

The proposals are considered to have acceptable impacts on road safety and parking, subject to the implementation and usage of the proposed temporary access proposals during the construction works phase. As stated above, the use of a construction traffic management plan, as proposed by the applicant, will help ensure that construction vehicles adhere to the agreed terms of the CTMP during the course of operations. A transport statement was not required as part of the application as the road impacts can be adequately addressed.

The proposal is in accordance with policies Tra 1 and Tra 9.

i) Impacts on Neighbouring Amenity

The design policies in the LDP are supported by the Edinburgh Design Guidance, which provides advice on site development with regards to ensuring appropriate levels of amenity. LDP Policy Des 5 (Development Design - Amenity) is relevant for assessing the impact of proposals on amenity for existing and new residents.

The proposals have been assessed in terms of impacts on daylight and sunlight provision to neighbouring occupiers, and no detrimental impacts have been found.

Additional information has been submitted as requested by Environmental Protection, in order to give full consideration to the potential impacts of noise disturbance to neighbouring occupiers. This was specifically in respect of the operations to be carried out at the proposed plant room within the re-configured horticultural support yard. This information confirms that the related energy plant will be located at the nursery site outwith this area. Furthermore, it has been confirmed that suitable noise attenuation mechanisms will be utilised within the BTG plant-room. A condition will therefore be applied, to ensure these measures are implemented.

Additional information relating to the proposed external lighting scheme has also been submitted in response to the request from Environmental Protection. This information demonstrates that the proposals would not result in light spillage on to residential areas. In order to provide further assurance regarding potential risk of glare, the applicant has submitted a further statement, giving relevant assurance on this matter. Environmental Protection has advised that the design and layout of this lighting is such that the likelihood of complaints regarding glare is low. If such issues do arise, these may be dealt with under the Control of Pollution Act.

Neighbouring occupiers on Inverleith Place Lane have raised concerns regarding the potential impacts on neighbouring amenity, as a result of increased noise, dust and fumes as a result of the increased size of the entrance to the service yard, which will now be directly opposite the properties at numbers 6 and 7 Inverleith Row. The applicant has clarified that this yard will be used by vehicles carrying out operations relating to the functions of the existing RBGE and not for construction traffic, which will have a separate access on Inverleith Place. As such, there should be no significant increase in related noise and dust emissions. However, it is acknowledged that as an adopted public road, there is a risk that construction traffic will utilise this entrance. The applicant has confirmed that they intend to submit a Construction Traffic Management Plan when works commence to guard against such usage and resulting impacts on amenity. An Informative will be added, regarding this intention.

The other matters raised by contributors relating to traffic matters are addressed in the relevant section of this report.

The impacts on residential amenity are considered acceptable under policy Des 5 and the Edinburgh Design Guidance, subject to the use of a planning condition requiring the installation of sound attenuation measures at the proposed plant room, as recommended above.

j) Other Issues

Drainage and Flood Prevention

The proposals for Sustainable Urban Drainage consist of underground cellular storage located provision on the front lawn, as well as bio-retention systems and permeable paving. These systems would be maintained privately.

These measures are considered acceptable and in accordance with the provisions of LDP policy Des 6 (Sustainable Buildings).

Archaeological Interests

LDP Policy Env 9 (Development of Sites of Archaeological Significance) requires the protection and enhancement of archaeological remains.

This site was previously included within the grounds of Inverleith House which dates back to the 14th century and as such is of potential archaeological interests. A condition is therefore included requiring the undertaking a programme of relevant archaeological works, to include the reporting and publication of relevant findings, in accordance with the recommendations of the City Archaeologist. This is acceptable in terms of policy Env 9.

k) Sustainability

LDP Policy Des 6 (Sustainable Buildings) requires consideration be given to mitigating the environmental impact of the development. The applicant completed the required Sustainability S1 form and this confirmed that the proposal meets the essential criteria. In addition, the applicant has provided a commitment to further sustainability measures as set out in the desirable elements sections. The proposals for sustainability are in compliance with the Edinburgh Design Guidance.

This is acceptable in terms of policy Des 6.

l) The impacts on equalities and human rights

The proposals have been assessed in terms of equalities and human rights.

It has been found that the proposals will provide enhanced accessibility provision for wheelchair users and others with mobility difficulties or special needs, as a result of the proposed alterations and improvements to pedestrian access routes to and between the proposed glasshouses. The proposed parking provision for disabled drivers, meets the Council's standards and will ensure that appropriate allocation is provided. However, as noted in section 3.3h), a Traffic Regulation Order will be required to allow for their use to be regulated for such purposes by the Council.

In terms of human rights, the proposals would ensure that the benefits to health and wellbeing which the gardens provide will not be detrimentally impacted upon, providing suitable measures are provided for the re-instatement of areas of the garden affected at construction stage. Conditions will be imposed to ensure such works are carried out.

The proposed sound attenuation measures at the plant room will ensure there are no resulting detrimental impacts on health and wellbeing.

The impacts on the health and wellbeing of neighbouring occupiers at the construction phase, although not controlled by the planning function, would be subject to protection under the Control of Pollution Act. The use of a Construction and Environmental Management Plan, although not controlled through the planning function, would further serve as a mechanism to manage such potential temporary impacts, as referred to in paragraph 3.3 h).

m) Issues Raised in Representations

Material Objections

Traffic Issues

- Safety of pedestrians and road - assessed in section 3.3 (h).
- Increased demand for on-street parking - assessed in section 3.3(h).
- Lack of Transport Statement and traffic management proposals submitted with application - assessed in section 3.3(h).
- Increased risk of traffic obstructions on lane - assessed in section 3.3(h).
- Suitability of lane for use by RBGE vehicles - assessed in section 3.3(h).
- Impact on bin deliveries - assessed in section 3.3(h).

Amenity Issues

- Increased noise, fumes and vibration, as a result of increased usage of lane by vehicles, including lorries, in close proximity to neighbouring occupiers - assessed in section 3.3(i).
- Impact on outlook from neighbouring properties - relevant visual impacts are assessed in section 3.3(c) and (g).
- Proposed replacement of two vehicle entrances to service yard, off Inverleith Place Lane, with a larger one could negatively impact on amenity of neighbouring residents - assessed in section 3.3(i).

Impact on Conservation Area

- Design, scale, height and materials out of character with the conservation area and listed building ' assessed in section 3.3(c).
- Proposed gateway on lane is out of keeping with scale of the lane carriage-way and dwelling houses fronting onto it - assessed in section 3.3(c).
- Demolition of the stone boundary wall is detrimental to the character of the conservation area - assessed in section 3.3 (c).
- Lack of information regarding appearance of proposed entrance - assessed in section 3.3(c).

Other Issues

- Impacts on quality of open space and its benefits, in terms of promoting health and wellbeing - assessed in section 3.3(a) and m).
- Increased commercially run facilities will conflict with the RBGE's role - assessed in section 3.3(a).
- Impact on ecology due to tree felling and disturbance to wildlife - assessed in section 3.3 (f).
- Concerns regarding safety of water features - assessed in section 3.3(f).

Non-Material Issues

- Asbestos pollution as result of demolition works.
- Power washing of wheels at gate.
- Damage to surface of lane.
- Loss of aquarium - this facility is internal and not part of the planning application.
- Proposed position of gateway is detrimental to the visual amenity of occupiers of the houses facing directly onto it.
- Need for on street parking time limits to be reduced on Inverleith Row.
- Dedicated parking spaces should be provided for residents on north side of Inverleith Place.
- Lack of details on how new entrance will operate, in terms of traffic flows, types and size of vehicles and timings of usage - assessed in section 3.3(h).
- Impact from noise, fumes, vibration and disturbance during construction phase - assessed in section 3.3(i).

Community Council Comments

Material Objections

- Detrimental impacts of new glasshouse and connecting structures on character and setting of listed 1960s greenhouse - assessed in section 3.3 (b).
- Inappropriate design and scale of new glasshouse in relation to existing glass house - assessed in section 3.3(b).
- Impact on neighbouring residents as a result of repositioning of service yard entrance - assessed in section 3.3(i).
- Proposed extent of tree loss (e.g. silver birch group near 1960's building) - assessed in section 3.3(f).
- Public pedestrian safety as a result of proposed positioning of water ponds - assessed in section 3.3(f).

Further response from Community Council relating to revised scheme

- Detrimental impacts of new glasshouse and connecting structures on character and setting of listed buildings - assessed in section 3.3 (b).
- Inappropriate design and scale of new glasshouse - assessed in section 3.3(b).
- Detrimental Impact on neighbouring residents as a result of repositioning of service yard entrance - assessed in section 3.3 (c) and (i).
- Considers an alternative position for new entrance to yard is required - assessed in section 3.3 (i).
- Detrimental impacts of proposed cafe at ground floor level of 1960s glasshouse on setting of this listed building - assessed in section 3.3 (b).

Inverleith Society Comments

- Unsympathetic design of the proposed structures connecting the 1967 glasshouse to the new glasshouse and to the 1967 glasshouse - assessed in section 3.3(g).
- Concerns regarding use of Inverleith Place Lane as a site access - assessed in section 3.3(h).

Conclusion

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines, preserve the character and appearance of the conservation area and the special qualities of the Special Landscape Area and the setting of the listed buildings and would not prejudice residential amenity or road safety; or impact adversely on the site's biodiversity value.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. The development hereby approved shall be carried out in accordance with the terms of the approved phasing plan (reference BIO-SSM-NEC-XX-DR-AR-00051) (or with any subsequent variations, as agreed in writing, in advance of such works commencing).
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work commences on the site of the relevant development phase; Note: samples of the materials may be required.
3. No demolition/development shall take place, until the applicant has secured and implemented a programme of archaeological work (historic building survey, excavation, public engagement, reporting and analysis and publication) in accordance with a written scheme of investigation, to include details of the schedule for the implementation of this programme, which has been submitted by the applicant and approved by the Planning Authority.

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

4. A fully detailed landscape plan for the external areas, including details of hard and soft surfaces and boundary treatment and all planting numbers and species shall be submitted to and approved in writing by the Planning Authority, before works at any approved development phase commences (unless as otherwise agreed in writing with the Planning Authority).
5. The approved landscape scheme, shall be fully implemented within 6 months of the completion of development at the relevant development phase, unless otherwise agreed in writing with the Planning Authority.
6. Notwithstanding the terms of condition number one above, a programme detailing the proposed phasing for the implementation of the tree protection measures, as included in the approved Tree Protection and Removals Plan, shall be submitted to and approved by the Planning Authority prior to the commencement of development.
7. Prior to the commencement of development, the trees at the respective phase of the tree protection implementation programme, approved under the terms of condition no. 6 above, shall be protected during construction works throughout the construction period by the erection of fencing, in accordance with clause 2 of BS 5837:2012 'Trees in relation to design, demolition and construction' and by other identified measures, as specified in the approved 'Tree Protection and Removals Plan'.

8. Notwithstanding the approved landscape plans, a detailed plan, showing provision of a suitable planting scheme for the edge of the reflecting pond, on its border with the pedestrian access route, shall be submitted to and approved by the Planning Authority, prior to the commencement of development.
9. The approved works to form a temporary access for construction traffic on the boundary with Inverleith Place, shall be implemented in full, prior to the commencement of any development works on site and maintained in place for up to 10 years of the date of this consent, or 3 months of the completion of the development, whichever is less, unless otherwise agreed in writing with the Planning Authority.
10. The section of the boundary wall and railings on Inverleith Place, to be removed in order to form the temporary access entrance, shall be reinstated within 10 years of the date of this consent, or 3 months of the completion of the development, whichever is less.
11. Prior to any construction taking place, a Badger Protection Plan, detailing any licence requirements, should be submitted to the Planning Authority for approval.
12. The following noise attenuation measures shall be put in place and retained at all times within the plant room:
 - All ventilation plant shall incorporate duct-mounted attenuators prior to intake/exhausts.
 - All mechanical plant items inside the plant room shall incorporate anti-vibration mounts/ assemblies.
13. Full details of the proposed relocation of the Linnaeus Monument shall be submitted for the further approval of the planning authority and thereafter implemented in full prior to the first use of the New Glasshouse
14. The proposals for the construction of the temporary pathway provision within the application site, during the construction phase, (as referred to in drawing number BIOM -IFL-ZZZ-00-DR- LA-45700) (Tree Protection and Removals), shall be implemented in full prior to the commencement of development works and retained in situ until the completion of the final phase of development, unless otherwise agreed in writing with the Planning Authority.
15. The proposed temporary pathway construction, as referred to under the terms of condition number 14, shall be removed in full and the land re-instated to its former condition, within 10 years of the date of this consent or within 3 months of the completion of the development, whichever is the sooner.

Reasons:-

1. To ensure the development proceeds in accordance with the approved phasing plan, or as otherwise agreed in writing with the planning Authority.
2. In order to enable the planning authority to consider this/these matter/s in detail.

3. In order to safeguard the interests of archaeological heritage.
4. Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
5. In order to ensure that the approved landscaping works are properly established on site.
6. To ensure that adequate measures are taken at the appropriate time period to safeguard protected trees.
7. To allow for the protection of existing trees.
8. To improve pedestrian safety.
9. To ensure that suitable access provision is in place for construction traffic throughout the course of the development works, in the interests of public safety.
10. Due to the temporary nature of these works.
11. In order to safeguard protected species.
12. In order to safeguard residential amenity.
13. In order to ensure that satisfactory proposals are in place for the relocation of this listed monument and to ensure it is adequately safeguarded.
14. To safeguard public safety.
15. To safeguard to the landscape quality of this Special Landscape Area.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. Further updates to bat surveys shall be submitted at a period to be agreed by the planning authority prior to the commencement of the works.

5. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), staff changing, shower and drying facilities, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport
6. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;
7. The applicants should put in place a Construction Management Plan for the safe use of vehicles, during the construction phase of the development.
8. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.
9. The applicant should note that under Section 767 of the Roads (Scotland) Act, no doors, gates or windows should open out onto or interfere with a road. Therefore, the Council has powers to ensure that the proposed gate on Inverleith Place Lane does not open outwards onto the road.
10. This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 15 March 2019.

A total of 21 representations were received.

These included objections from the Inverleith Society and Stockbridge and Inverleith Community Council (which is also a statutory consultee) and 15 individuals. Three letters of comment (neither supporting nor objecting to the proposals) were received from individuals.

A letter in support of the application was received from the Cockburn Association.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

Historic Garden and Designed Landscape
Inverleith Conservation Area
Special Landscape Area name xxx

Date registered

4 March 2019

Drawing numbers/Scheme

01-12,13A,14,15A- 22A,23-31,33A,34-37,38-
42A,43,44,,
45A,46- 56,57A-71A,72B 73A,74, 75,76A-88A,89-119,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Carla Parkes, Senior Planning Officer

E-mail:carla.parkes@edinburgh.gov.uk Tel:0131 529 3925

Links - Policies

Relevant Policies:

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

LDP Policy Des 8 (Public Realm and Landscape Design) sets criteria for assessing public realm and landscape design.

LDP Policy Des 11 (Tall Buildings - Skyline and Key Views) sets out criteria for assessing proposals for tall buildings.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Env 7 (Historic Gardens and Designed Landscapes) protects sites included in the national Inventory of Gardens and Designed Landscapes and other historic landscape features.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 11 (Special Landscape Areas) establishes a presumption against development that would adversely affect Special Landscape Areas.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 15 (Sites of Local Importance) identifies the circumstances in which development likely to affect Sites of Local Importance will be permitted.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Inverleith Conservation Area Character Appraisal emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

Appendix 1

**Application for Planning Permission 19/01068/FUL
At Royal Botanic Garden, 20A Inverleith Row, Edinburgh
Restoration, improvement and redevelopment of the North
East corner of the Royal Botanic Garden. Development
comprises works to listed buildings and structures;
construction of a new glasshouse, research glasshouses,
education building, horticultural support building and
associated buildings; landscape works; erection of
polytunnels and temporary decent facilities; temporary
construction access road; and associated development and
demolition (as amended)**

Consultations

Response SEPA

Advice for the planning authority:

We have no objection to this planning application. Please note the advice provided below.

1. Waste water drainage

1.1 The planning application details that the proposed development will be utilising the public sewer for foul drainage. The applicant should consult with Scottish Water to ensure a connection to the public sewer is available and whether restrictions at the local sewage treatment works will constrain the development. If the proposals should change we would wish to be consulted at the earliest opportunity.

2. Sustainable Urban Drainage System (SUDS)

2.1 We provided an email to all local authorities on 30 March 2017 confirming that from May 2017 our standing advice for SUDS would be extended to include major developments and that we would no longer be providing site specific SUDS advice on major developments, excluding EIA. We therefore refer your authority to our standing advice on SUDS.

-2-

2.2 We advise that developers should follow the approach set out in the CIRIA SUDS Manual (C753) and ensure the surface water management proposals are in compliance with The Controlled Activities Regulations General Binding Rules 10 and 11. Applicants should be using the Simple Index Approach (SIA) Tool to determine if the types of SUDS proposed are adequate.

2.3 Construction phase SUDS should be used on site to help minimise the risk of pollution to the water environment. Further detail with regards construction phase SUDS is contained in Chapter 31 of SUDS Manual (C753). The applicant may also need to apply for a construction site licence under CAR for water management across the whole construction site. Please refer to Section 5.3 below for further details.

2.4 Comments should be requested from Scottish Water where the SUDS proposals would be adopted by them and, the views of your authority's roads department and flood prevention unit should be sought on the SUDS strategy in terms of water quantity and flooding issues.

3. Waste management

3.1 Wherever possible the waste hierarchy of reduce, reuse and recycle should be encouraged. Any waste removed from a site must be deposited at a suitably licensed site under the Waste Management Licensing (Scotland) Regulations 2011.

4. Other planning matters

4.1 For all other matters we have provided standing advice applicable to this type of local development.

Regulatory advice for the applicant

5. Regulatory requirements

5.1 Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).

5.2 Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012. Consider if other environmental licences may be required for any installations or processes.

5.3 A Controlled Activities Regulations (CAR) construction site licence will be required for management of surface water run-off from a construction site, including access tracks, which:

- is more than 4 hectares,
- is in excess of 5km, or
- includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25 xx

See SEPA's Sector Specific Guidance: Construction Sites (WAT-SG-75) for details. Site design may be affected by pollution prevention requirements and hence we strongly encourage the applicant to engage in pre-CAR application discussions with a member of the regulatory services team in your local SEPA office.

5.4 Below these thresholds you will need to comply with CAR General Binding Rule 10 which requires, amongst other things, that all reasonable steps must be taken to ensure that the discharge does not result in pollution of the water environment. The detail of how this is achieved may be required through a planning condition.

5.5 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory services team in your local SEPA office at: Silvan House, 231 Corstorphine Road, Edinburgh, EH12 7AT Tel: 0131 273 7296.

Response Environmental Protection

Environmental Protection has no objections to this application subject to the conditions recommended below:

1. *In the plant room, all ventilation plant will have duct-mounted attenuators prior to intake/exhausts.*

2. All mechanical plant items inside the plant room will include anti-vibration mounts/assemblies.

Assessment

The redevelopment of the Botanics site raised concerns relating to the amenity of nearby residents being impacted by noise from a new plant room and light pollution issues from new external lighting.

The agent provided further information that the plant room would contain electrical switchboards and control panels for the new research glasshouses, pipes, pumps and heat exchangers required to transfer heat from the district heating pipes to the various glasshouse heating systems and a/c with limited amount of mechanical ventilation plant to serve the Horticulture Support Building (toilets/stores etc.)

The agent did not envisage noise issues as they will install mitigation measures. Therefore, it was decided that a Noise Impact Assessment (NIA) was not required and condition has been recommended.

In terms of external lighting, information was provided showing lighting levels, the location of lights and the design of the lighting units. This provided assurance that light spillage would be minimal and within acceptable limits. In terms of lighting glare, and potential complaint, from the information supplied it is not possible to say there is no likelihood of lighting glare complaints. However, it would appear that the design and layout are such that there is a low likelihood of complaint.

CEC Archaeology

Further to your consultation request I would like to make the following comments and recommendations in respect to these linked LBC & FUL applications for the restoration, improvement and redevelopment of the North East corner of the Royal Botanic Garden. Development comprises works to listed buildings and structures; construction of a new glasshouse, research glasshouses, education building, horticultural support building and associated buildings; landscape works; erection of polytunnels and temporary decent facilities; temporary construction access road; and associated development and demolition.

The Royal Botanic Gardens were related to Inverleith in the early 19th century and occupy grounds of Inverleith House. The origins of the house and estate date back to the at least the early 14th century and an early version of the house is depicted on the 1559-60 map of the Siege of Leith. The RBG has constantly developed since its inception with historic mapping in part mapping this change. Accordingly, this application must be considered under terms Scottish Government's Our Place in Time (OPIT) and Scottish Planning Policy (SPP), Historic Environment Scotland's Policy Statement (HESPS) (2016) and Archaeology Strategy and also CEC's Edinburgh Local Development Plan (2016) Policy ENV4, ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

As outlined in the applications Design and Access Statement these proposals will see significant alterations to the listed glasshouses and structures. Although significant in terms of the archaeological understanding of these buildings the proposed impacts have been concluded as having overall moderate impact though one which requires a programme of archaeological historic building survey prior to/during development to ensure a permanent record is made.

In addition, the new scheme will necessitate significant ground-breaking activities associated with demolition and new construction. Such works could provide important information on the development and form and structure of the 19th century outhouses as well as potential evidence relating to the development of the earlier Inverleith Estate. Accordingly, it is recommended that a programme of archaeological excavation is undertaken prior to and during development to fully excavate and record any buried remains (both external and internal) that may be affected by construction.

In addition, given the historic significance of the site it is essential that the archaeological mitigation strategy contain provision for public/community engagement (e.g. site open days, viewing points, temporary interpretation boards), the scope of which will be agreed with CECAS.

It is recommended that the following condition is attached to ensure that undertaking of the above elements of archaeological work;

'No demolition/development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (historic building survey, excavation, public engagement, reporting and analysis and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

CEC Roads Authority

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. *In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (incl electric cycles), staff changing, shower and drying facilities, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;*

2. *All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;*

3. *Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;*

Note:

I. *The 2017 Parking Standards do not have a relevant section that this application can be assessed against. The proposals for the service yard include retention of 10 secure and covered cycle parking spaces for staff use. 2 accessible car parking spaces are proposed along with 9 car parking spaces for site based vehicles. The proposed parking provision is considered acceptable. It should be noted that the service yard along with the entirety of the Royal Botanic Gardens site is a "private access" meaning the Council as the Road's Authority has no control over this area;*

II. *It is considered that the proposed development will have a negligible impact on the surrounding on-street parking provision and Controlled Parking Zone;*

III. *The application proposes a single vehicular access point and dedicated pedestrian access from Inverleith Place Lane. The proposals look to provide a safer situation than existing by proposing a wider vehicular access that is slightly set back to improve sight lines for vehicles exiting the site. It is understood that the applicant has reviewed alternative access arrangements to the site, and found that all would have a significant impact on the Gardens and how certain areas are used. It should be noted that the application site currently has two existing vehicular accesses from Inverleith Place Lane. It should also be noted that Inverleith Place Lane is an adopted road that is considered to be a "mews" style residential street, and the applicant has a right of access to their site from an adopted road;*

IV. *Regarding trip generation and the requirement for a transport assessment, it is considered that the trip generation related to the proposals will be negligible as this development is not a substantial change of use. Also it should be noted that any additional trips that the proposed development will generate are likely to be additional visitors who will mostly travel at off-peak times. Consideration has been given to section 3.2 of Transport Scotland's Transport Assessment Guidance in terms of the requirement for a transport assessment and it being considered unnecessary;*

V. *Reviewing road accident statistics for the last 15 years shows there has been no reported incidents in the vicinity of the Inverleith Place Lane - Inverleith Row junction. It is anticipated that there will not be a significant change in type, size and amount of vehicles utilising Inverleith Place Lane to access the application site once the proposals have been implemented. The applicant is aware that Inverleith Place Lane is not ideal for construction traffic and has a preferred alternative that will accommodate large vehicles required for the construction phase. The applicant is aware that access requirements for construction vehicles is the responsibility of the Locality Roads team and have been advised to contact them at the earliest opportunity. The impact of the proposed development on the existing road safety situation is considered to be minimal.*

Further Response CEC Roads Authority - 11 July 2019

Under Section 67 of the Road (Scotland) Act, no doors, gates or windows should open out onto or interfere with a road.

Therefore the Council have powers to ensure that the proposed gate cannot open out onto the road.

Historic Environment Scotland

Thank you for your consultation which we received on 12 March 2019. We have assessed it for our historic environment interests and consider that the proposals affect the following:

<i>Ref</i>	<i>Name</i>	<i>Designation Type</i>
<i>LB27914,</i>	<i>Botanical Gardens Large Palm House Arboretum Road and Inverleith Row</i>	<i>Listed Building,</i>
<i>LB49216,</i>	<i>Royal Botanic Garden, Inverleith Row, 1967 Greenhouse</i>	<i>Listed Building,</i>
<i>LB27916</i>	<i>Botanical Gardens Memorial to Sir Charles Linnaeus Arboretum Road and Inverleith Row</i>	<i>Listed Building</i>
<i>GDL00334</i>	<i>Royal Botanic Garden, Edinburgh</i>	<i>Garden and Designed Landscape</i>

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Background

The NE corner of the Garden is of outstanding cultural heritage value. Part of that significance derives from its role as the working centre of a dynamic botanic garden with an international reputation. This part of the Garden has undergone change in order to accommodate the growing and changing needs of the organisation, which continue to evolve and expand to the current day. For instance, an extensive series of Edwardian greenhouses were demolished to accommodate the 1967 Glasshouses.

We welcome the opportunity that this project brings to conserve and enhance the Inventory designed landscape and its listed buildings. The palm house, old palm stove and 1967 glasshouses are a nationally significant complex of innovative 19th and 20th century glasshouse construction. There is, in our view a great opportunity to add a 21st century glasshouse to the existing collection of 19th and 20th century glasshouses in the Garden.

However, the existing category A listed structures and designed landscape are nationally important heritage assets. Proposals to change these structures and their setting and this part of the GDL must be based on a sound knowledge and understanding of the sites cultural significance.

Inventory Garden and Designed Landscape (GDL)

The Royal Botanic Garden, Edinburgh is included in the Inventory of Gardens and Designed Landscapes (GDL) in recognition of its national importance. The Inventory site has outstanding value as a Work of Art in its present form. It has outstanding Historic value as the second oldest Botanic Garden in the UK, and the plant collection held in the Garden has outstanding Horticultural and Botanic value. The Garden provides the setting for the Palm Houses and for other interesting architectural features and thus has outstanding Architectural value. The Plant Exhibition Houses are situated in the north-east of the Garden, the site of the proposed development, and stand amid lawns with specimen trees which provide a setting for the buildings when viewed from the various points in the Garden.

The North East corner of the Inventory site contains the following listed building: Large Palm House, category A listed (Designation Reference: LB27914). Octagonal old palm stove, built in 1834, modified by Robert Matheson in 1859-60 to reflect the design of the adjacent new palm house (1856-58). The new palm house, a Roman Doric style rectangle, incorporating iron arcades that support the structures two superimposed convex roofs.

1967 Greenhouse, category A listed (Designation Reference: LB49216). Designed by George A.H. Pearce and John Johnson of the Department of the Environment. A long mansard profile glasshouse on a concrete base with an unattached wing to the north connecting to the palm house. The structure is suspended on steel cables from an external tetrahedral lattice tubular framework. The seven interconnecting houses provide a range of distinct climatic regimes and are landscaped as habitats appropriate to the plant life which has been established in them.

Memorial to Sir Charles Linnaeus, category A listed (Designation Reference: LB27916). By Robert Adam, 1778 an urn on a decorated base with an oval marble panel.

Our Advice

Proposed new glasshouse

The location, form and scale of the proposed new glasshouse would not in our view have a significant impact on the Inventory Garden or on the setting of the Large Palm house.

As currently proposed, the 2-storey link connecting the new glasshouse to the 1967s Glasshouses south range would, in our view diminish the buildings distinctive, unaltered linear appearance. An alternative, less visually disruptive solution to connect the glasshouses should be sought. Our detailed assessment of the potential direct impacts of the proposal on the character and appearance of the 1967 Glasshouse are set out in our consultation response letter on the associated listed building consent application (your ref:19/01069/LBC).

Proposed new horticultural support and education buildings.

The location, form and scale of the proposed buildings would not in our view have a significant impact on the Inventory Garden or on the setting of the Large Palm house and 1967 Glasshouses (both category A listed).

Memorial to Sir Charles Linnaeus

The proposals include the removal of the category A listed memorial from its current location. Detailed proposals regarding a new location for siting the memorial are not included in this application. We would not object to the principle of relocating this important 18th century monument to a more prominent location within the Gardens. We do not, however, support the proposed removal of the listed memorial without agreed, detailed proposals for its careful down-taking, safe storage and for its re-erection in an agreed location.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Historic Environment Scotland Further Response dated 2 July 2019

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Stockbridge and Inverleith Community Council

Stockbridge and Inverleith Community Council, as a statutory consultee, would like to make the following comments. We understand and support the Botanics need to preserve their plant collection, to repair their A-listed glasshouses and replace their old research glasshouses. We can support most of the plans. However we have 3 main concerns:

1. The New Glasshouse

The New Glasshouse is an interesting design - however it is unsuitable for this context as it will overwhelm the character of the A-listed 1967 Front Range cantilevered glasshouse and it will have a negative impact on its setting. The view of the front of the Front Range glasshouse will be compromised as almost a quarter of the front will be obscured by the new building which overlaps it at the east end where it projects out 28metres into the green open space in front of the A-listed 1967 glasshouse. The 2 buildings are not compatible and will spoil each other. The connecting section with the cafe is clunky in design and does not enhance either building. We would ask the Botanics to think again about this design which is detrimental to the setting of the A listed glasshouse and will be overly dominant and remove too much green open space in front of the 1967 Front Range glasshouse. This is contrary to LDP policy Env 18.

The height of the New Glasshouse is 6.25 metres higher than the already high Herbarium building to which it will be attached. This is very high for a building that is so close to the A listed Front Range glasshouse. We understand that the Botanics needs to temporarily decant tall trees from the Victorian Palmhouse, however permission was given for a very tall structure to be built on their nursery site a few years ago in 2014. Why is this option not being used? The New Glasshouse should be redesigned to conform with LDP 2016 policy on design (Des 3 and Des 4) and LDP policy on listed buildings (Env3 and Env 4).

LDP Policy Des 3 Development Design - Incorporating and Enhancing Existing and Potential Features

Planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

LDP Policy Des 4 Development Design - Impact on Setting

a) Height and form b) scale and proportions, including the spaces between buildings c) position of buildings and other features on the site.

LDP Policy Env 3 Listed Buildings - Setting

Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

LDP Policy Env 4 Listed Buildings - Alterations and Extensions

Proposals to alter or extend a listed building will be permitted where

a) those alterations or extensions are justified; b) there will be no unnecessary damage to historic structures or diminution of its interest; and c) where any additions are in keeping with other parts of the building.

2) Entrance at Inverleith Place Lane

Local people living in Inverleith Place Lane are very concerned at the position of the proposed new entrance into the working area north of the glasshouses. We have read and we support the detailed objections that have been sent to you by the residents of no. 7 and no. 19 and which have been copied to the Community Council.

The new entrance through which large vehicles will turn will be directly opposite the windows of Nos. 6 and 7. The present entrances are opposite some garages in Inverleith Place Lane and it should be possible to re-position the proposed new wider single entrance to this place where it will be less obtrusive. The RBG would still have a wide new entrance but they would not be spoiling the environment of their neighbours. The proposed change to the entrance will cause loss of amenity to neighbours and is contrary to LDP policy Des 5a below.

LDP Policy Des 5 Development Design - Amenity

Planning permission will be granted for development where it is demonstrated that:

a) the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, a) sunlight, privacy or immediate outlook.

3) Trees

48 mature trees are to be removed. Some of them seem neither to be in the way of the new buildings nor in the way of the temporary route for site traffic. For example, the group of silver birch trees towards the west end of the 1967 glasshouse. This is a group between the 1967 glasshouse and the area of the wild flower lawn and is aesthetically very attractive. There appears to be no necessity to remove such a large number of trees for the development and the general public might be shocked by the result as they were recently in East Princes St Gardens when 50 mature trees were removed. The proposed loss of trees is contrary to LDP Policy Env12 on Trees.

Conclusion

Aspects of the development are contrary to the 2016 LDP and these aspects should be re-designed. For these reasons the Community Council objects to the application and asks that you recommend refusal.

Stockbridge and Inverleith Community Council, further response (25 April 2018)

Water Ponds

The Community Council would like to query the placing of shallow water ponds in front of the Victorian Glasshouse and also the water in front of the New Glasshouse. We do not object to these water features but question the present design and safety aspects.

We are aware that when a water feature by Charles Jenks was installed in front of the Scottish Gallery of Modern Art it was not intended that it have a fence but had to be quickly adjusted soon after it was unveiled. It was then surrounded by a post and wire fence which was not part of the original design and somewhat spoiled the intentions of the designer.

The safety aspect of the proposed water features for the Botanics needs to be discussed between the Planning Department and the RBGE. If there might be a safety problem, it is better to design an alternative rather than have to be forced to a last-minute solution. It may be that judicious low planting around the 'ponds' would solve any problems.

Stockbridge and Inverleith Community Council - response 27 July 2019

Stockbridge and Inverleith Community Council, as a statutory consultee, would like to make some further comments. We have commented negatively on the nature of the connection between the New Glasshouse and the 1967 A listed New Range glass house. We note that HES also objected to this aspect of the design. The new proposals are better than the original ones but the New Glasshouse will still be very obtrusive in the protected setting of the 1967 A listed cantilevered glasshouse which projects 28m on the east side and is very high. The newly proposed connecting bridge will still obscure the present pleasant view from the main lawn of the listed Lecture Theatre which is part of the Balfour Building. The cafe below will not enhance the setting. This proposal is still not a satisfactory solution and will not enhance the setting of the A listed 1967 cantilevered New Range glasshouse.

We notice that no change is proposed to the arrangements for the new positions of gates to Inverleith Place Lane. Seeing the space available when on the site visit, it seemed quite possible to move the proposed new traffic entrance so that it does not decant RBGE traffic directly opposite the sitting room windows of no 6 and 7 Inverleith Place Lane. This exit could be moved so that it is opposite the garages and therefore would not impinge on the neighbours. This change may not be quite so ideal for the Botanics but it would show consideration for the amenity of their neighbours which would be much appreciated instead of causing bad neighbourly relations which would have a negative effect on the Botanics' reputation.

We are disappointed that there is no change in the bulk of the New Glasshouse which will be overly dominant in a much-loved area of the RBGE. Our previous objections still hold and we hope there will be further changes made to these proposals.

Edinburgh Urban Design Panel

The Panel welcomed the opportunity to provide design advice for this proposal at an early stage in the design process and were supportive of the design approach to date for this internationally important site. In particular the Panel supported:

- *the bold organic design approach*
- *the conservation design approach*
- *improved public access and linkages*
- *sustainability approach to the site*
- *opportunity through decant to create a permanent enhancement*

In developing the proposals, the Panel suggested the following matters be considered further:

- *outstanding cultural and heritage importance of the site*
- *view analysis from city views and the world heritage site*
- *design of the education building*
- *the importance of the detail design both for the new and existing listed structures*
- *quality of the materials particularly the glass and masonry elements of the new design*

Applications will be submitted for full planning permission, conservation area consent and listed building consent.

The site is approximately 5.143 hectares in area. It is located at the north eastern side of the Royal Botanic Garden. The Garden is an Inventory recorded, Historic Garden and Designed Landscape and within the Inverleith Conservation Area.

The site of the proposed development is occupied by a group of glasshouses to the north east. These included the category 'A' listed greenhouse (listed 4 June 2003) (ref; LB49216) and the category 'A' listed Palm House (listed 14 Dec. 1970) (Ref; 27914). The category 'B' listed lecture hall, classrooms and offices building at 20A Inverleith Row (listed June 2003) (Ref. LB 49213) lies at this entrance to the Garden. A category 'B' listed memorial to Sir Charles Linnaeus is located at the centre of the group of greenhouses. The remainder of the site of the proposed application is landscaped with trees and shrubs, forming part of the wider Botanic Garden landscape.

A Proposal of Application Notice (PAN) has been submitted for the redevelopment and refurbishment of the north east corner of Gardens. The proposed development comprises works to listed buildings and structures, construction of a new glass house and research glasshouses, education and support buildings and landscape works, the erection of polytunnels and temporary storage facilities. The construction of an access route, with associated development and demolition works and temporary storage facilities are also proposed.

The site is part of the Inverleith Conservation Area, and Special Landscape Area, as defined in the adopted Edinburgh Local Development Plan (LDP). The proposals will therefore be subject to consideration under local Development policies Env 5 and Env 6 (Conservation Areas Demolition and Development).

The impact of the proposals on the special character and qualities of the Inverleith Special Landscape Area will require consideration under LDP policy Env 11. The safeguarding against detrimental impacts on the Historic Garden and Designed Landscape site will require to be demonstrated under LDP policy Env 7.

The site is also located within a local Biodiversity Site and as such is subject to the requirements of relevant LDP policy.

The safeguarding of the character and setting of listed buildings on the site and the setting of those in the surrounding area, is protected under LDP policies Env 2, Env 3 and Env 4.

No declarations of interest were noted.

This report should be read in conjunction with the pre-meeting papers.

This report is the view of the Panel and is not attributable to any one individual. The report does not prejudice any of the organisations who are represented at the Panel forming a differing view at the proposals at a later stage.

3 Panel Comments

The Panel had detailed comments as follows:

The Panel welcomed the opportunity to offer advice on the proposals at this early stage of the design process.

Design Concept and Layout

The Panel supported the site wide design concept in particular the improvement to public access and the linkages within the site, the organic form of development and conservation proposals for the existing buildings and structures.

The Panel noted that layout options have been considered by the design team in particular whether the existing Herbarium building is fit for purpose and if it could be used as an education building with internal alterations forming suitable accommodation, classrooms and an auditorium accessed from the new glass house which in its current form would allow access on all levels. The current education building proposal might offer a better position for a new Herbarium and its associated accommodation. Therefore, if demolished could provide options for a more comprehensive layout for the site and a combined herbarium and education facility.

The Panel noted that the existing Victorian glasshouses are not orientated north south which is unusual given their horticultural value and use.

Education Building

The Panel appreciated the constraints associated with the sitting and design of the education building. However, noted that it does appear 'utilitarian' in its design compared to other the new structures proposed for the site. It was suggested that this building may benefit from a design approach which reflect the approach taken for the rest of the site particularly given its use.

The Panel also questioned the use of brick for this building on this site. If brick is to be pursued as a material the Panel noted that the quality and detailing of the brick facades will be important in ensuring a high quality building appropriate for this sensitive context.

New Glasshouse

The design concept for the new glasshouse was supported by the Panel and the opportunities it could deliver in providing an iconic structure and enhanced public access to the existing glasshouses.

With respect to the positioning of this building the Panel noted that it will impact on the area known as the front lawn, which is regrettable given this is the only open spaces of this character within the site. However the Panel, understood the design rational for the positioning of the building and the benefits it bring to both public access and linkages.

The Panel noted that the design of this building is at a very early stage and that the importance of the detail coming forward. In particular the Panel noted the following areas will require to be fully considered as part of the detail design process:

Given the height, mass and scale of the new glasshouse the Panel noted the importance of verified LVIA views and analysis being provided as part of the supporting information with the application to allow the full impacts of the new structure to be fully assessed. This will include key views back from city views and the World Heritage Site and relationship to the front lawn in the gardens.

The specification of the glass will require careful consideration as part of the planning application including the effect of solar glare and illumination at night from such a large glass structure.

The detail of how the new glass house links with the existing Herbarium Building.

Listed Buildings and Structures

The strategy for the works to the 1967 listed structures was briefly outlined by the design team. The Panel noted that the detail of this work will be very important to ensure the integrity and character of the listed buildings and structures is not altered. The Panel welcomed the retention and conservation of the listed workshop building.

With respect to these works the Panel noted that the design development and detail associated with the replacement of the single glazing with double glazing will be important.

Public Access and Linkages

The Panel applauded the design with respect to the proposed improvements to public access, circulation and linkages within the greenhouse and buildings structures.

Also, the reworking of the levels and access to the Chilean Garden Terrace was welcomed by the Panel.

With respect to servicing this will require to be fully addressed in the proposal coming forward.

Historic and Designed Landscape Site and Special Landscape Area

The Panel noted the outstanding cultural heritage and landscape design importance of this nationally significant site.

The impact of the proposals will have to be clearly documented and shown against these qualities as part of the supporting information.

The Panel also noted that coupled with the above a clear heritage statement will be required. This should illustrate the evolution of the site wide design, with respect to both the landscape and the listed structures/ buildings, as to how it is responding to the outstanding cultural and heritage importance of the site.

Community Safety

The Panel noted the importance of ensuring adequate access control and security to the site to help manage visitors to the site, particularly to the education and exhibition areas.

Sustainability

The site brief requirement to reduce energy consumption was fully supported by Panel. As currently proposed, the 2-storey link connecting the new glasshouse to the 1967s Glasshouses south range would, in our view diminish the buildings distinctive, unaltered linear appearance. An alternative, less visually disruptive solution to connect the glasshouses should be sought. Our detailed assessment of the potential direct impacts of the proposal on the character and appearance of the 1967 Glasshouse are set out in our consultation response letter on the associated listed building consent.

Location Plan



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