

Appendix 1
REDHALL HOUSE DEVELOPMENT BRIEF
APRIL 2004

Introduction

Redhall House, its grounds and the educational and social work facilities that lie there are currently owned and managed by several different Council departments. These departments are preparing to dispose of their property holdings in this location. One property – Cairnpark School – has already been the subject of the first *Investing in Education* Public Private Partnership initiative and has received detailed planning permission for housing. The Council is currently considering options for the disposal of all the Redhall House properties. This raises the opportunity to address planning and design issues for the site as a whole and establish a context for appropriate future development.

Site and surroundings

Redhall House is located in the Craiglockhart area of the City, approximately three miles from the City Centre (Figure 1). The site as whole covers 5.48 hectares (13.55 acres). The site comprises:

- a) Redhall House, its car park and patch of open space to west
- b) Large grassed open space to south of Redhall House
- c) Stable blocks
- d) Doocot
- e) Lodge house
- f) Graysmill School, immediate grounds and four staff houses
- g) Cairnpark School and treebelt to east
- h) Vacant children's home to west of Cairnpark School and adjoining areas of open space to south and south west
- i) Driveway

(Refer also to Figure 2: Site Plan)

The site is bounded by the Water of Leith Green Belt corridor to the west, north and north-east. Craiglockhart Drive South runs along the southern portion of the eastern

boundary with an area of early-20th Century detached suburban bungalow housing beyond. An area of more recent detached suburban housing lies to the south. The sole vehicular access to the site is from Craiglockhart Drive South, where the junction with Redhall House Drive has recently been altered to improve traffic safety. Paths connecting with the Water of Leith walkway run adjacent to the site's western boundary and to the north of the doocot.

Redhall House is currently the Council's staff training facility. Graysmill and Cairnpark Special Schools date from the 1970s and cater for children with special educational needs. Redhall Children's Home is now largely vacant.

Policy Context

The current policy context as set out here is drawn from the draft West Edinburgh Local Plan (2001).

The whole site with the exception of the doocot lies within the broad *Urban Area* local plan designation, in which there is support in principle for housing development, small-scale business developments (Use Class 4) and training facilities subject to compliance with other local plan policies. The doocot lies within the Green Belt. The local plan identifies a large part of the site – all the area north of Redhall House Drive, the treebelt to the east of Cairnpark School and the stable blocks – as part of the Water of Leith Urban Wildlife Site. There is a general presumption against new development within such sites unless it incorporates appropriate mitigation measures to enhance or safeguard the nature conservation value of the site.

The Cairnpark School site is identified in the local plan as an Education Public Private Partnership housing proposal site. Graysmill School is identified in the local plan as the subject of a refurbishment and extension proposal which has subsequently been cancelled due to a preferable solution emerging at Firhill.

The local plan seeks a balanced mix of house types and sizes within new housing developments. The DQ Guideline *Affordable Housing* requires a proportion of 15% affordable housing units in housing proposals for 40 or more dwellings in this ward. The Guideline provides more detailed guidance on how this should be delivered.

There is a presumption against change of use proposals for listed buildings, such as subdivision into flats, which would adversely affect the architectural character of the building. The local plan assumes against development which would diminish the setting of a listed building.

The local plan requires development abutting or clearly visible from the Green Belt to pay special regard to its Green Belt setting in terms of form, scale and design and to provide a high standard of landscaping, especially where this will provide a better definition of the Green Belt/urban boundary.

The local plan sets out broad objectives for the quality of new development covering such matters as design, landscaping, access, resource use, relationship to context and the need for a masterplan for certain sites. More detailed policy is set out in the

Council's Development Quality Guidelines. The following guidelines are of particular relevance to this site:

- *Biodiversity*
- *Colour of Buildings*
- *Community Safety*
- *Development Affecting the Setting of Listed Buildings*
- *Historic Buildings Repairs*
- *Quality of Landscaping in New Developments*
- *Safeguarding of Building Interiors during Vacancy*
- *Subdivision of Listed Buildings*
- *Tree Protection*
- *Urban Forestry*

Recent national planning policy has set a new emphasis on raising the design quality of new development, in particular housing. The Council's Edinburgh Standards for Urban Design reinforce this emphasis at the local level. The Council considers it vital that the development of significant or phased sites such as this is considered comprehensively at the outset. In order to ensure that design, layout and other issues are addressed coherently for this sensitive site as a whole, a planning application setting out a masterplan for the whole Redhall House site based on this brief will be required. The existing planning consent for houses on the Cairnpark School site does not set a precedent for the design of the remainder of the Redhall House site.

Constraints

Architectural and Conservation Interest

The statutorily listed buildings on the site are:

- Redhall House - category B listed (see Annex A for historical background);
- Doocot - category A listed. This dates from mid-18th century. This is a hexagonal red sandstone building that incorporates the 16th century coat of arms from the original Tower;
- Stables - category C listed (non-statutory). The complex consists of single and two storey part rubble and part ashlar buildings with a carved panel of a horse at the pilastered end.

The protection afforded by statutory listing also extends to items within the curtilage of the house, including:

- the stables (which lack statutory protection on their own);

- the lodge house at the entrance to the site;
- the boundary wall running along Craiglockhart Drive South;
- any other pre-1948 structures within the site that may be discovered.

Proposals for the site should take full account of the special character and historic interest of these buildings and seek to enhance their setting. The areas of open space to the south, west, north and north-east, (the car park) of Redhall House are part of its immediate setting and development here would be unacceptable. The rest of the site forms its wider setting and so any development here is subject to certain constraints and development principles as set out in this brief.

Landscape and Natural Heritage

The Water of Leith valley is one of Edinburgh's most important wildlife and landscape features. As the city's most significant natural corridor it is of great value for biodiversity, amenity, recreation and landscape quality. This value should be reinforced by suitable landscaping and pedestrian access proposals for the site.

A full historical survey of the House's designed landscape should be carried out and inform the contextual analysis and landscape management plan (see Development Principles).

A full tree survey of the site must form part of any planning application. Upon release of land from Council ownership, Tree Preservation Orders (TPOs) shall be made for certain areas and certain tree lines should be reinforced or restored by new planting (see Figure 3). In principle, no new development will be permitted within 20m of the bole of a protected tree, a tree outwith the site or, in order to make room for future growth, the new treelines proposed in this brief (see Figure 3 and *Tree Protection* DQ Guideline). Exceptions to this limit for new tree planting may be considered if appropriate justification is provided.

Archaeology

The whole site should be treated as an area of archaeological interest, including areas of possible national significance. Possible features include the site of Redhall Castle immediately to the north and north east of Redhall House, possible medieval and post-medieval remains, an alleged Roman Road through the south portion of the site and evidence of possible prehistoric occupation. A deskbased evaluation and a walkover survey of likely archaeological interests should be carried out prior to the preparation of the masterplan. Any groundbreaking work may require site investigation. The historic buildings will require archaeological investigation and recording prior to any alteration. Prospective developers should consult with the Council's Archaeologist at an early stage in the preparation of any planning application.

Education

The site lies within the catchment areas of Oxgangs Primary School, Firrhill High School, St Cuthbert's Roman Catholic Primary School and St Augustine's Roman Catholic High School.

Currently there is a limited number of spare places available in Firrhill High School, which is expected to reach capacity within the next 2 years. St Cuthbert's Roman Catholic Primary School is currently operating above capacity. Developer contributions may be required from developers towards the cost of alleviating accommodation pressures at these schools.

Oxgangs Primary School and St Augustine's Roman Catholic High School are forecast to have spare capacity available for the likely development of this site.

Transport

In order to assess the acceptability of the amount of development proposed for the site as a whole a traffic sensitivity study of the affected junctions on the surrounding road network may be required before any planning application can be considered. Such a study would be prepared by the developer. Proposals for the site generally should comply with Council policy on movement and development. All roads should be adoptable and no house access should be further than 15 metres from an adoptable road. The road layout within the site should include suitable turning provision for service vehicles. All access roads are required to be designed to 20 mph speed limits and development proposals for the site as a whole should be implement "Homezone" principles in accordance with published best practice and taking into account the site's visually sensitive nature. Parking provision should comply with the current approved parking standards. Planning permission for new development may be conditional on the junction between Redhall House Drive and Craiglockhart Drive South being improved to the satisfaction of the Council. Developer(s) will be required to provide a travel awareness pack for new occupants that details local bus services, cycle routes and pedestrian routes to local amenities.

Acceptable Uses

Conversion of Redhall House to serviced offices under single ownership and management would be desirable in principle and would provide an opportunity to retain and restore important architectural features. Reversion to its original use as a single dwelling house would also be acceptable in principle. Given the significant alterations to the original house, the subdivision of the property into flats would not be resisted, subject to adherence to the development principles set out below.

Re-use of the stables for housing or small-scale business uses would be acceptable in principle. The small rectangular area of land to the south west of the stable blocks is effectively part of Craiglockhart Dell, and has a public pathway running through it. Private ownership of this area would raise severe difficulties, therefore Culture and Leisure has expressed an interest in acquiring this area.

Redevelopment of the two school sites and the children's home site for housing, institutional or small-scale business uses would be acceptable in principle subject to the constraints and development principles set out in this brief.

The use of the lodge house as a small office, workshop or small dwelling would be acceptable in principle, subject to the principles in this brief. Alternatively, use as a visitor centre providing ranger facilities and an interpretation function for Redhall House, Craiglockhart Dell and the Water of Leith would also be acceptable in principle. If the lodge is not used for an interpretation function, one or more interpretation boards should be provided in the public areas in and around the site.

An acceptable density of development will not be specified as the Council prefers that this be determined by full consideration of the constraints and principles set out in this brief.

Development Principles

General

The key challenge here is to retain and enhance the importance of Redhall House as the principal element in an "estate grounds" setting. Development of the site must meet this challenge and not simply take as its starting point a typical suburban layout with a mix of standardised house designs. The masterplan should be supported by a contextual analysis and design statement which demonstrate how the proposals evolve out of a design approach which meets this challenge and interprets the principles in this brief. The local plan presumes against development which would diminish the setting of the listed buildings. Examples of potential threats to the setting include insufficient separation of the house and grounds from its surroundings, the use of standardised house designs, materials and miniaturised proportions and the excessive encroachment of new development into the setting of the main house. New flatted development will not be acceptable.

Restoration and reuse of listed structures

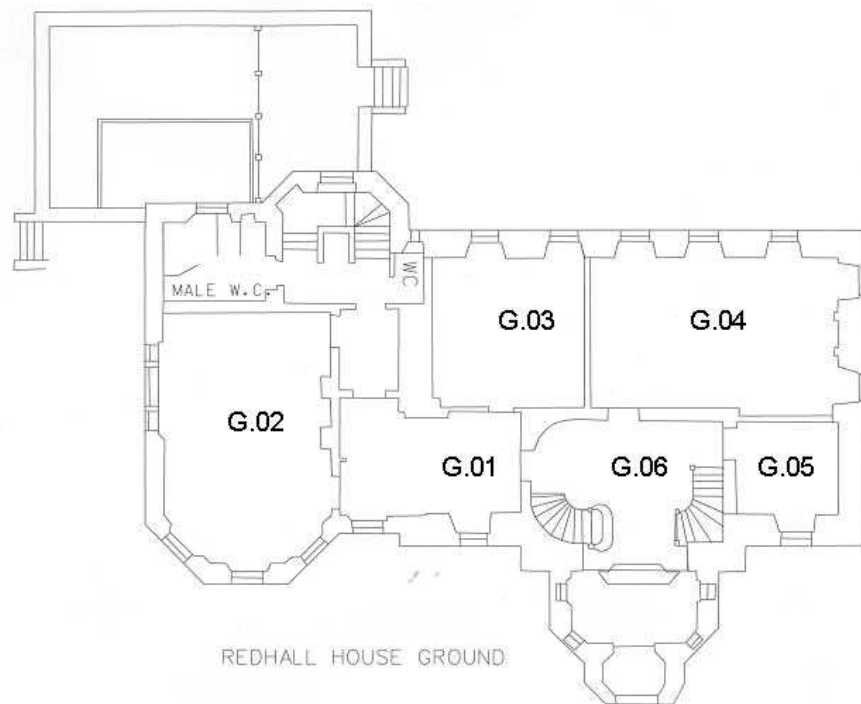
It is important that firm and acceptable proposals are developed for the listed buildings as part of any overall scheme for the site. Planning conditions to ensure that such proposals are implemented in phase with new building works may be included in any future permission as appropriate.

Redhall House:

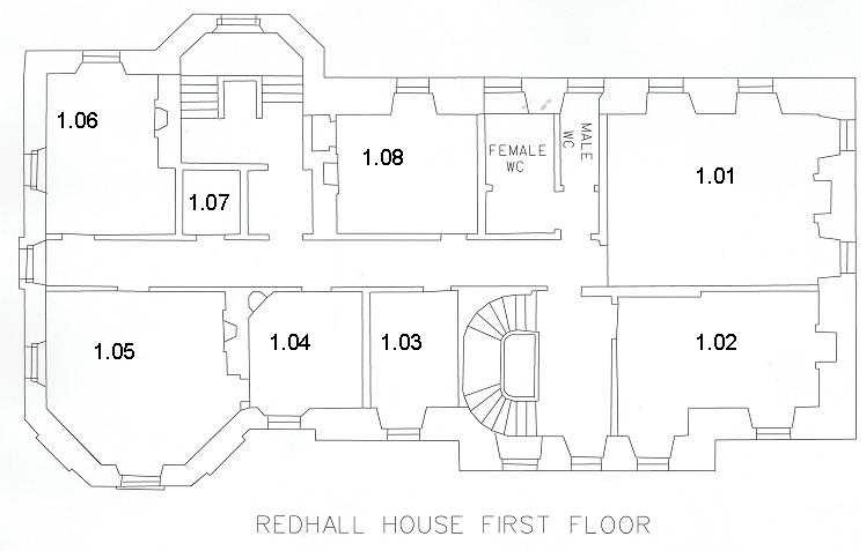
Although altered, the House retains vestiges of the 18th Century floor plan, original architectural features and also later good quality additions and detailing that are worthy of retention.

The entrance hall and cantilever stair between ground floor and first floor must be retained as existing.

The ground floor comprises of a number of well-proportioned rooms with detailing that includes fireplaces, dado panelling, timber shutters and cornice work. Rooms: G.01, G.02, G.03 & G.04 should remain in their existing form and the features retained.



On the first floor, Room 1.01 contains an original fireplace and the room should be retained in its existing form. Room 1.02 also contains an original fireplace which should be retained.



In terms of internal alterations, there is nothing of architectural or historic interest within the basement and second floors that would be affected.

If the House is to be subdivided, the number of dwelling units that could be achieved will be determined by the requirement to respect the rooms that are considered to be of primary importance.

No new external extensions or additions to the House will be considered. Any conversion or refurbishment work must make provision for waste/recycling storage facilities and secure cycle parking. Such facilities should be well-designed and concealed from principal views to the House.

The current car parking area in front of the principal elevation of the House is visually intrusive. A more discreet location which nevertheless accords with community safety principles should be found, freeing this space for new layout and landscaping. The curved stone steps down from behind the House to the walkway should be reinstated. The stone retaining wall running along the western edge of the focal open space is thought to be in reasonable condition but should be repaired as necessary, subject to survey.

A full historic building survey and photographic record should be taken of all architectural features. If the house becomes vacant at any time prior to any works commencing on site, preventative methods should be put in place to ensure that the house is not at risk from theft, vandalism or deterioration.

Stables:

The stables are an integral part of the original estate, built to meet the needs of the first occupants of the house. Demolition of the stables would be unacceptable. The sympathetic conversion and re-use of these buildings should take place. An archaeological historic building survey should be undertaken to inform any proposed restoration work.

Doocot:

Although there is no roof to the doocot, the walls have been recently consolidated and the structure is generally in good condition. The door should remain secure to prevent entry. Clearance of the vegetation around the doocot would improve views and public access. Culture and Leisure has expressed an interest in acquiring the doocot. An archaeological historic building survey should be undertaken to inform any restoration work.

Lodge House:

This is an important building in terms of marking the formal entrance to the Redhall grounds. The lodge must be retained and a suitable use found to ensure that the building is not subject to deterioration. There is a well-hidden modern extension to the side of the lodge, which could be retained, removed or replaced. Any replacement to the extension should be restricted to the existing footprint and scale and should be of high quality modern design.

Restoration and creation of landscape structure and public realm

The four main objectives for the layout and landscaping proposals in the masterplan should be a) to restore and enhance the House's historic landscape structure as far as is practical to its late 19th century layout, b) to ensure integration with the surrounding landscape and a gradation between rural character and built-up area c) to protect and enhance the biodiversity value of the site and d) to create a sustainable urban drainage system which accords with current best practice in Planning Advice Note 61. The following principles should be followed:

- Drive way tree planting: in order to prepare for the long term replacement of the main driveway trees, two new treelines should be planted approximately 7m to either side of the two existing treelines along the main driveway between the entrance lodge and the House. Trees should be planted approximately 7 metres apart to match the spacing of the existing. This spacing should also be used to restore the treelines on the drive to the stable blocks. In order to maintain good availability of daylighting to development proposed on the south side and sun lighting to the central open space this route should be bordered by single lines of trees. (See Figure 3).
- Doocot landscaping: the small trees immediately around the doocot should be cleared and the existing fence moved to a new line to give an open space and improved setting around the structure. Pedestrian public access routes to the doocot from Craiglockhart Dell and the House should be formalised. The new boundary line should be softened with tree planting.
- Focal open space: the existing grassed open space immediately to the south of Redhall House must be open to public access. This offers a green connection from the site entrance through to the walkways at the top of Craiglockhart Dell. The long-term security of maintenance of this area is of the utmost importance and will be a key consideration in the Council's approach to disposing of the whole Redhall House site.
- Public access improvements: the existing informal path to Craiglockart Dell via the stables may need to be rerouted in order to ensure privacy for residential reuse of the stables. A new ramp access from the focal open space to the walkway just beyond its western boundary should be created. Similar improvements elsewhere on this walkway would be a desirable planning gain.

- Tree planting requirements: there exist further opportunities and space for new tree planting along the south boundary of the site, to maintain the separation of the House's grounds from the surrounding area, and along the western boundary of the focal open space, to enhance the setting of the House. This planting should be of woodland tree species in accordance with the relevant DQ Guidelines. The new driveway trees should be lime trees to match the existing.
- Biodiversity: the DQ Guideline on Biodiversity sets out many practical ways to enhance biodiversity. Contact should be made with the Council's Biodiversity Officer.
- Landscape management: a landscape management plan should be submitted in support of any planning application.

Design and layout of new development

The Council expects all new development within the site to be of unquestionable quality and to be a contemporary contribution to the setting of the listed building. A conceptual approach which takes the above development principles as its starting point and treats the rest of the site as two zones, the south one comprising the Cairnpark School and Children's Home sites, the north one covering the Graysmill School site, is recommended. The following principles should be used in the preparation of proposals for the south and north zones.

- Principles specific to south zone: The setting of the stables must be protected, in particular views to the pilastered elevation. The rising level change near the southern boundary of the south zone combined with the need to preserve views to the Pentland Hills and maintain separation from nearby housing means that development potential of the southernmost part of this zone is restricted. The topography here presents a particular challenge to the creation of the sustainable urban drainage system. New development should be linear along the principal public frontage identified on Figure 3.
- Principles specific to the north zone: views between the main House and the lodge should ideally be retained following demolition of Graysmill School. The falling level changes in the north zone provide opportunities to reduce the visual impact of new development. Retention of the existing wildlife garden would be desirable. Retention of the four terraced staff houses to the north-west of Graysmill School would be acceptable, as would demolition, but any new development on the same footprint would raise concerns regarding tree protection and the setting of the House. The design of these houses does not in any way represent a precedent for new development.
- Architectural design and building form: the close visual relationship of any new development and the unique listed structures means that a bespoke contemporary design approach for new buildings is required. The principal public frontages identified on Figure 3 should be of a simple, repeating design in order to create a design character which is subservient to the main House. Frontage design should relate to the spacing of the driveway treelines. In the

case of residential development, grouped or terraced dwelling houses would be more likely to create an acceptable character than a standard suburban housing layout. Roofscape design should demonstrate rhythm and subtle punctuation and should avoid being either too elaborate or completely uniform.

- Layout and access: Main pedestrian access to new development should be from these frontages, though the visual impact of car parking should be minimised, ideally by locating to the rear. The opportunity should be taken to create a dual-use road and pedestrian route layout for the site as a whole, rather than for individual areas.
- Heights and levels: maintaining the predominance of the main House is considered to be of extreme importance. Building heights should generally be restricted to 2 storeys. 2½ storey forms would only be acceptable at certain focal points and then only where they would not threaten the predominance of the main House.
- Materials: these should be of high quality and have a recognisable relationship to the listed buildings through use of render, stone detailing, slate roofs and neutral or earth colours. Details made of timber, steel and possibly other metals which reflect the 'practical aesthetic' of estate buildings may also be considered, however, a limited palette of materials and colours will be expected overall.
- Open space provision: in the case of residential development provision of private open space should be carefully considered as part of the overall design approach to the creation of the principal public frontage. Provision of garden space at this frontage in addition to at the rear is acceptable in principle but would have to be designed so that the boundaries between public and private spaces are clearly defined and contribute positively to the overall design of the public frontage.
- Community safety: new development should provide natural surveillance over open space, pedestrian routes and car parking. Street and pathway lighting should be adequate yet discreet.
- Provision for discreet waste and recycling storage facilities should be made at the outset of the design process.

Interpretation of the principles in this brief should be carried out in consultation with the relevant Council staff. The content and presentation of the masterplan and supporting material should be the subject of pre-application discussions.

ANNEX A

HISTORICAL BACKGROUND

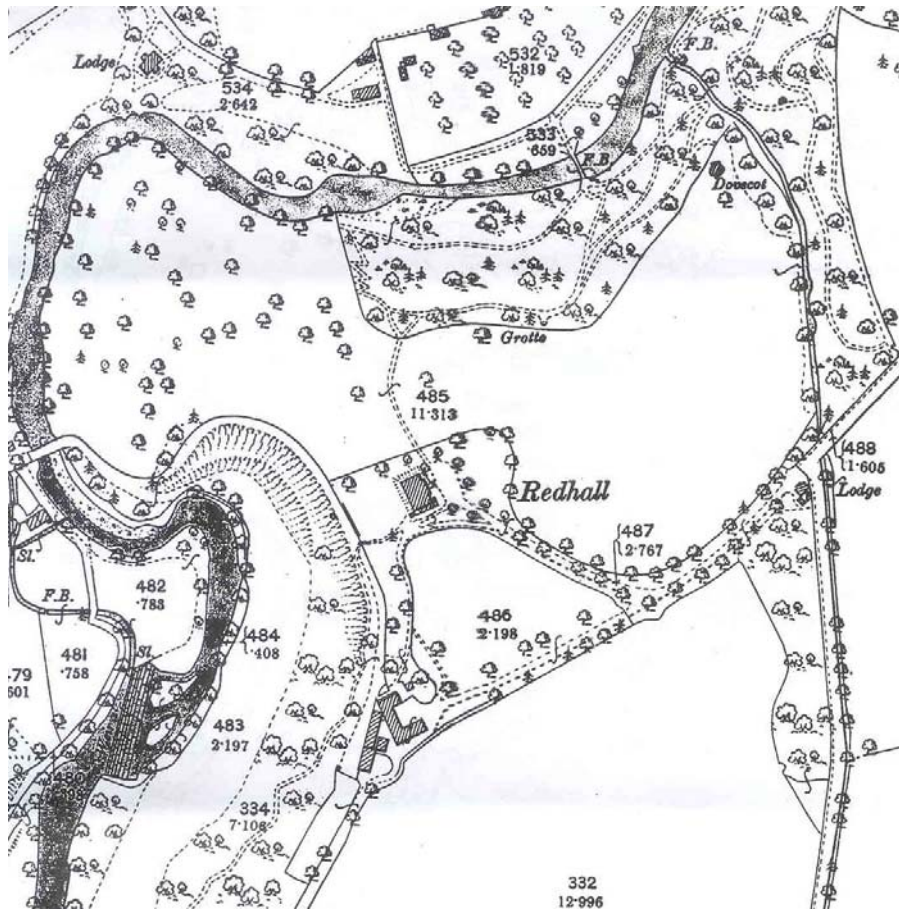
References to Redhall date back to the 13th century and the name 'Redhall' is understood to refer to the original Redhall Tower that was constructed out of the red sandstone found locally. The Tower sat on a spur above the river, to the north-west of the later House, and was bought and demolished in 1755.

The new Redhall House was designed in 1758 in the French chateau style. It was originally a five bay building of two main storeys, attic and basement with an advance centre supporting a pediment, enhanced by large stone urns. The ruins of the original Redhall Tower were used as a quarry for the ashlar work but the stone were considered too porous to stand the weather and the house was roughcast with stone dressings.



Thomson's Map of 1812 showing Redhall House

Redhall House stood in a large estate that included stables, doocot, walled garden and ornamental gardens laid out along both sides of the river. Later improvements to the estate took place in the 19th century with the construction of a new entrance, the porter's lodge and an expansion of the stable block. During this time, a great deal of planting was carried out including oaks, Scotch firs, larches, elms, ashes and planes. The 6" OS map of 1852 shows the stables drive lined with trees, and the 25" OS map of 1893 shows additional trees lining the driveway to the main House (see figure below).



25" Ordnance Survey map of Edinburghshire (surveyed 1893, produced 1895)

Redhall House itself remained relatively unaltered until 1900 when a substantial west wing with a canted bay front and an ornate front porch with ionic pilasters and balustrades were added to the house and much of the interior was also re-designed.

In 1944, Redhall House was acquired by Edinburgh Corporation as a children's home. In 1978, Graysmill and Cairnpark schools were built in the grounds.