

Appendix 2

Place Brief: Western General Hospital.

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Plan 1

1. Purpose

1.1 A Place Brief is a set of high level principles which shape the future development of a site. The brief has a place-based approach and incorporates the views and aspirations of the local community. The format of the brief is innovative in as much as it specifically addresses the six placemaking criteria underpinning the Scottish Government policy documents: Designing Places, Creating Places and Designing Streets. The six criteria are:

- Distinctive;
- Safe and pleasant;
- Welcoming;
- Adaptable;
- Resource efficient; and
- Easy to move around and beyond.

1.2 The process has involved two stages: firstly, the gathering of community views through a Place Standard exercise. Secondly, the brief has been written around the six placemaking criteria and incorporates the outputs from the first stage.

1.3 This brief has been prepared collaboratively by the Council with considerable input from the local community and other stakeholders. Comments submitted during and following community engagement events have been recorded and can be viewed in the report to Planning Committee on 15 May 2019.

1.4 This Place Brief constitutes non-statutory planning guidance. It will be used to develop future proposals for a redevelopment of the Western General Hospital site and as a material consideration in determining future planning applications. Applications will also be judged against the policies in the Local Development Plan (LDP) in the normal way. The brief will serve as a useful basis for undertaking stakeholder and public engagement allowing for individual projects to be delivered over the next 20 to 30 years.

2. Location and Proposal

2.1 The brief identifies design and placemaking criteria to guide development proposals on the main site. Consideration is also given to the wider development area to promote good placemaking beyond the site boundary and ensure good connectivity with the surrounding area particularly in terms of active travel. The site context is shown on Plan 1.

3. Vision and Aim

- 3.1 The vision for the overall site is to improve the hospital's physical environment, enhance patient care and ensure that high quality and sustainable services continue to be provided on the Western General site over the coming years. The longer-term vision is for the hospital to accommodate a larger scale oncology unit in the south west area of the site. The vision is also to incorporate a range of land uses which would be available to residents who might not necessarily use the clinical services. The site should also provide much needed permeability for the community through cycle routes and footpaths and offer connections to the greenspaces and parks beyond. The aim of the place brief is to set high level development principles to help realise this vision.
- 3.2 A further aim of this place brief is to consider the relationship between the main development site and the wider area. The brief identifies opportunities to enhance the setting of the hospital and improve linkages between it and the wider area, particularly in terms of active travel.

4. Placemaking Principles

- 4.1 Proposals should accord with relevant policies in the Edinburgh LDP and, where possible, meet the quality aspirations and standards set out in the Edinburgh Design Guidance. More specifically, the following principles should be used to guide future development within the site. Where possible, these principles have been illustrated on Plan 2 – Development Framework.

4.2 Distinctive

- 4.2.1. The Design Statement should provide a distinctive and coherent design for the site whilst creating a framework for new developments.
- 4.2.2. The design of new buildings within the site should be of high quality reflecting the best examples of hospital design.
- 4.2.3. Good quality useable greenspace should be included in the design for the benefit of future and existing users.
- 4.2.4. Strong frontages should be created along Crewe Road South and Telford Road. Frontages should comprise buildings or landscaping and not car parks. Existing frontages should be improved to make the roads more attractive for active travel.
- 4.2.5. The Clock Tower is B listed and is important to the heritage of the area. Consideration should be given to its future use as a landmark within the development of the site.
- 4.2.6. Key views from the site should be identified through a site analysis submitted as part of a supporting Design Statement.
- 4.2.7. New building heights should acknowledge adjoining development at the edge of the site (bungalows) and demonstrate more flexibility towards the centre of the site.
- 4.2.8. The footprint of the new buildings should incorporate elements of useable green space.
- 4.2.9. Ecological understanding of the site should inform the design.

4.3 Easy to Move Around and Beyond

- 4.3.1. Vehicular access can continue to be taken off Crewe Road South and Telford Road.

- 4.3.2 Opportunities for buses to penetrate the site with sufficient stops in key locations should be explored.
- 4.3.3. Clearly defined pedestrian links should be made east –west through the site, and beyond into neighbouring communities.
- 4.3.4. New cycle /footpath links should connect with existing / proposed links outwith the site wherever possible.
- 4.3.5. An appropriate car and cycle parking strategy should be agreed with the Council. All proposals will be accessed against the Council's car parking standards incorporating the spirit of promoting accessibility by walking, cycling and use of public transport. Opportunities for car and cycle club provision should be explored.
- 4.3.6. Proposals should seek removal of existing barriers to permeability and sustainable travel.

4.4 Safe and Pleasant

- 4.4.1. Proposals should enhance the character of Crewe Road South and Telford Road by creating strong new frontages and improving existing frontages to be more attractive for active travel.
- 4.4.2. Natural surveillance of public routes should be incorporated.
- 4.4.3. All footpaths leading to the site and connecting through the site should be sufficient width, well-lit with frequent points of access.
- 4.4.4. Design of the site should adhere to Secured by Design principles;
- 4.4.5. All public spaces and green areas throughout the site should be designed with their purpose clearly articulated. A multi- disciplinary team of designers should be appointed.
- 4.4.6. A simple pallet of high-quality materials should be used for the buildings and external spaces.

4.5 Welcoming

- 4.5.1. An entrance statement on Crewe Road South should mark the main vehicular access to the site with appropriate landscaping and signage.
- 4.5.2. The buildings should be well designed and orientated to take advantage of views from the site.
- 4.5.3. Servicing arrangements, where appropriate, should be unobtrusive and not compromise the pedestrian/cycling experience.
- 4.5.4. Any planting should provide seasonal interest and maximise biodiversity. The design of the edges of the site should be carefully considered to create a positive experience.

4.6 Adaptable

- 4.6.1. The development should incorporate non-clinical/hospital space for use by the wider community.
- 4.6.2. Land uses and spaces for all ages and abilities should be accessible.

4.7 Resource Efficient

- 4.7.1. The design of the building and materials used in construction should be sustainable. Innovative creative Sustainable Urban Drainage systems (SUDs) solutions within the hard and soft landscaping should be designed.

- 4.7.2. Good quality hard and soft landscape materials and features should be specified throughout the public realm to minimise the need for replacement in the long term.
- 4.7.3. An energy strategy should be designed to deliver the most appropriate efficient, carbon saving, quality and cost-saving solution for building users.
- 4.7.4. Opportunities should be created for involving building users and the local community to manage green or growing spaces.

5. Conclusion

- 5.1 The Western General Hospital Place Brief has been prepared following extensive community and stakeholder engagement. It represents a significant step towards redevelopment of the site with further opportunity for engagement and comment through the planning application stages. The principles in the brief will be used to guide future development proposals and will be a material consideration in the determination of relevant planning applications.

PLAN 1 SITE CONTEXT

**WESTERN GENERAL HOSPITAL
PLACE BRIEF**



PLAN 2 DEVELOPMENT FRAMEWORK

**WESTERN GENERAL HOSPITAL
PLACE BRIEF**

