

Astley Ainslie Draft Place Brief

Overview

The Astley Ainslie site has been in hospital use for over 100 years. It was originally a convalescent hospital and developed into a rehabilitation centre. The landscape setting was important to help recovery. The NHS is keeping some of its services on the site including GPs and the SMART Centre but is selling the rest of the site.

City Plan 2030 identifies Astley Ainslie as a site for housing-led mixed-use development. There will be new development on the site. This will need to respect the mature landscape setting, keep its special character and create a sustainable place.

Astley Ainslie is well-loved by the surrounding communities. It is an important place for health, nature, heritage, everyday walking and well-being. The Astley Ainslie Community Trust has worked closely with local residents to produce a [Local Place Plan](https://www.edinburgh.gov.uk/downloads/file/38730/astley-ainslie-local-place-plan) <<https://www.edinburgh.gov.uk/downloads/file/38730/astley-ainslie-local-place-plan>> for the site. This is a community-led vision for the future development and use of the site.

This draft Place Brief brings together that community voice with an assessment of the site and the aspirations of the NHS.

We are asking your views on the draft Place Brief. Everyone can take part in this engagement. We suggest that you read the draft Place Brief before you answer the questions. You can download a copy at the bottom of this page.

Why your views matter

Your views will inform the final version of the Place Brief.

Once finalised, it will be presented to Planning Committee for approval. Once approved, it will become planning guidance.

Future proposals on the Astley Ainslie site will need to follow the Place Brief. It will be a material consideration in determining planning applications for the site.

Need a different language or format?



HAPPY TO TRANSLATE

Please email the Interpretation and Translation Service at its@edinburgh.gov.uk quoting reference **26-0887**.

Your Details

1 Please enter your full name

(Required)

2 What is your email address?

What is your email address? (Required)

3 Are you representing a community body or organisation?

Please select only one item

- ☐ Yes
☐ No

About you

We know that people's experience of spaces in the city is impacted by their background and characteristics. Understanding more about you helps us understand your responses. But we recognise that this information may be sensitive. These questions are all voluntary. If you do not wish to answer any of the questions, you do not have to.

4 What is your ethnic group?

Choose **one** section from A to F, then tick **one** box which **best describes** your ethnic group or background

A. White

Please select only one item

- ☐ 1. Scottish
- ☐ 2. Other British
- ☐ 3. Irish
- ☐ 4. Polish
- ☐ 5. Gypsy / Traveller
- ☐ 6. Roma
- ☐ 7. Showman / Showwoman
- ☐ 8. Other white ethnic group, please write in

B. Mixed or multiple ethnic groups

Please select only one item

- ☐ 9. Any mixed or multiple ethnic groups, please write in

C. Asian, Scottish Asian or British Asian

Please select only one item

- ☐ 10. Pakistani, Scottish Pakistani or British Pakistani
- ☐ 11. Indian, Scottish Indian or British Indian
- ☐ 12. Bangladeshi, Scottish Bangladeshi or British Bangladeshi
- ☐ 13. Chinese, Scottish Chinese or British Chinese
- ☐ 14. Other, please write in

D. African, Scottish African or British African

Please select only one item

- ☐ 15. Please write in (for example, Nigerian, Somali)

E. Caribbean or Black

Please select only one item

- ☐ 16. Please write in (for example, Scottish Caribbean, Black Scottish)

F. Other ethnic group

Please select only one item

- ☐ 17. Arab, Scottish Arab or British Arab
- ☐ 18. Other, please write in (for example, Sikh, Jewish)

G.

Please select only one item

- ☐ 19. Prefer not to say

5 What religion, religious denomination or body do you belong to?

Please select only one item

- ☐ None
- ☐ Church of Scotland
- ☐ Roman Catholic
- ☐ Other Christian, please write in
- ☐ Muslim, write in denomination or school
- ☐ Hindu
- ☐ Buddhist
- ☐ Sikh
- ☐ Jewish
- ☐ Pagan
- ☐ Another religion or body, please write in
- ☐ Prefer not to say

6 What is your age?

Please select only one item

- ☐ Under 16
- ☐ 16 - 24
- ☐ 25 - 34
- ☐ 35 - 44
- ☐ 45 - 54
- ☐ 55 - 64
- ☐ 65 - 74
- ☐ 75 and over
- ☐ Prefer not to say

7 Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

If answer 'Yes' (do you have a physical or mental health condition or illness lasting or expected to last 12 months or more):

Do any of these conditions or illnesses affect you in any of the following areas?

Please select all that apply

- ☐ Vision (for example blindness or partial sight)
- ☐ Hearing (for example deafness or partial hearing)
- ☐ Mobility (for example walking short distances or climbing stairs)
- ☐ Dexterity (for example lifting or carrying objects, using a keyboard)
- ☐ Learning or understanding or concentrating
- ☐ Memory
- ☐ Mental health
- ☐ Stamina or breathing or fatigue
- ☐ Socially or behaviourally (for example associated with autism spectrum disorder (ASD) which includes Asperger's, or attention deficit hyperactivity disorder (ADHD))
- ☐ Other (please specify)
- ☐ Prefer not to say

8 Does your condition or illness/do any of your conditions or illnesses reduce your ability to carry-out day-to-day activities?

Please select only one item

- ☐ Yes, a lot
- ☐ Yes, a little
- ☐ Not at all
- ☐ Prefer not to say

9 Which of the following best describes your sexual orientation?

- Only answer this question if you are **aged 16 and over**

Please select only one item

- ☐ Straight / Heterosexual
- ☐ Gay or Lesbian
- ☐ Bisexual
- ☐ Other sexual orientation, please write in
- ☐ Prefer not to say

10 What is your sex?

Please select only one item

- ☐ Female
- ☐ Male
- ☐ Prefer not to say

11 Do you consider yourself to be trans, or have a trans history?

- Only answer this question if you are **aged 16 or over**
- Here we use trans as a term to describe people whose gender identity is not the same as their sex registered at birth

Please select only one item

- ☐ No
- ☐ Yes
- ☐ Prefer not to say

If you would like to, please describe your trans status (for example non-binary, trans man, trans woman):

12 Do you have caring responsibilities?

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

If yes, please tick all that apply.

Please select all that apply

- ☐ Primary carer of a child/children (under 18)
- ☐ Primary carer of disabled child/children
- ☐ Primary carer of disabled adult (18 and over)
- ☐ Primary carer of an older person (65 and older)
- ☐ Secondary carer

Your community body or organisation

13 What is the name of the community body or organisation?

(Required)

- ☐ Please tick to confirm that you are submitting this response on behalf of that community body or organisation (Required)

Vision

The draft Place Brief includes a vision for the Astley Ainslie site.

There are three parts to the vision:

Vision Outline – This is a written statement that explains what is important about the Astley Ainslie site, what should be protected and how development should take place.

Vision Diagrams – These are plans that show the spatial strategy for the site. There is one plan for the whole site. This is followed by four detailed plans covering different parts of the site.

Design Principles – These are a list of statements describing how development on the site should be designed.

Vision Outline

The Vision Outline explains what is important about the Astley Ainslie site, what should be protected and how development on the site should take place.

(To see the Vision Outline full screen, click on ">>" and then "Presentation Mode")

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3. VISION

3.1 VISION OUTLINE

The Astley Ainslie hospital is a site with a rich and layered heritage, and significant extents of woodland and green space that have been enjoyed by visitors to the hospital and the surrounding community. The woodland and green space are also an important space for wildlife.

The site has a strong heritage of supporting health and wellbeing, from the St. Roque chapel for plague victims, to the foundation of the convalescent hospital by David Ainslie's trustees, through to the current NHS site. Development should reflect this identity by creating a residential-led mixed-use area that has health and wellbeing at its heart.

The site should include a variety of homes. This should include affordable housing

and a variety of accommodation types for different needs, such as assisted living, sheltered accommodation and intergenerational co-housing. These should be combined with community, healthcare and local-scale commercial uses to create a neighbourhood that supports sociability, accessibility and local living.

Development of the site should conserve and enhance the built and landscape heritage of the site. This should include the sustainable re-use of buildings that contribute to the character of the area. New buildings should be designed to reflect the distinctive built character of the site. They should respect the landscape character, the setting of historic buildings and views within and across the site.

A clear and accessible network of routes should support access across the site. Access for pedestrians and cyclists should be prioritised, and vehicular traffic limited.

The protection and public enjoyment of green spaces on the site should continue, including spaces for play and recreation and those for tranquillity and access to nature.

Woodland and trees should also be protected. The non-native conifer woodland to the south should be progressively replaced, while maintaining visual screening from Blackford Hill.

Options for daylighting the Jordan Burn should be fully explored to support sustainable drainage across the site and allow for the creation of a wooded wetland habitat.



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3 VISION 31

14 Do you have any comments on the Vision Outline?

Vision Diagram

This is a plan that covers the whole site.

It shows:

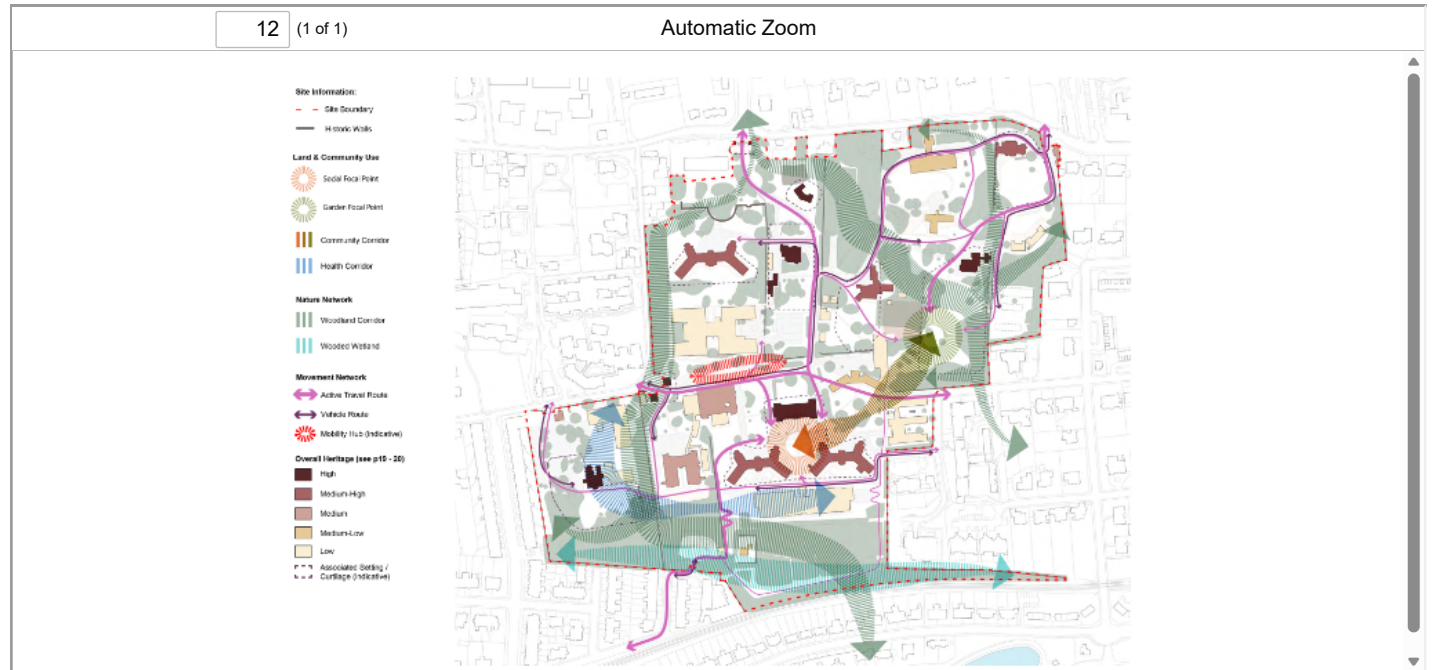
Existing buildings and the heritage value of each one

Where the different uses will be focussed

The approach to green and open space

Movement around the site

(To see the diagram full screen, click on ">>" and then "Presentation Mode")

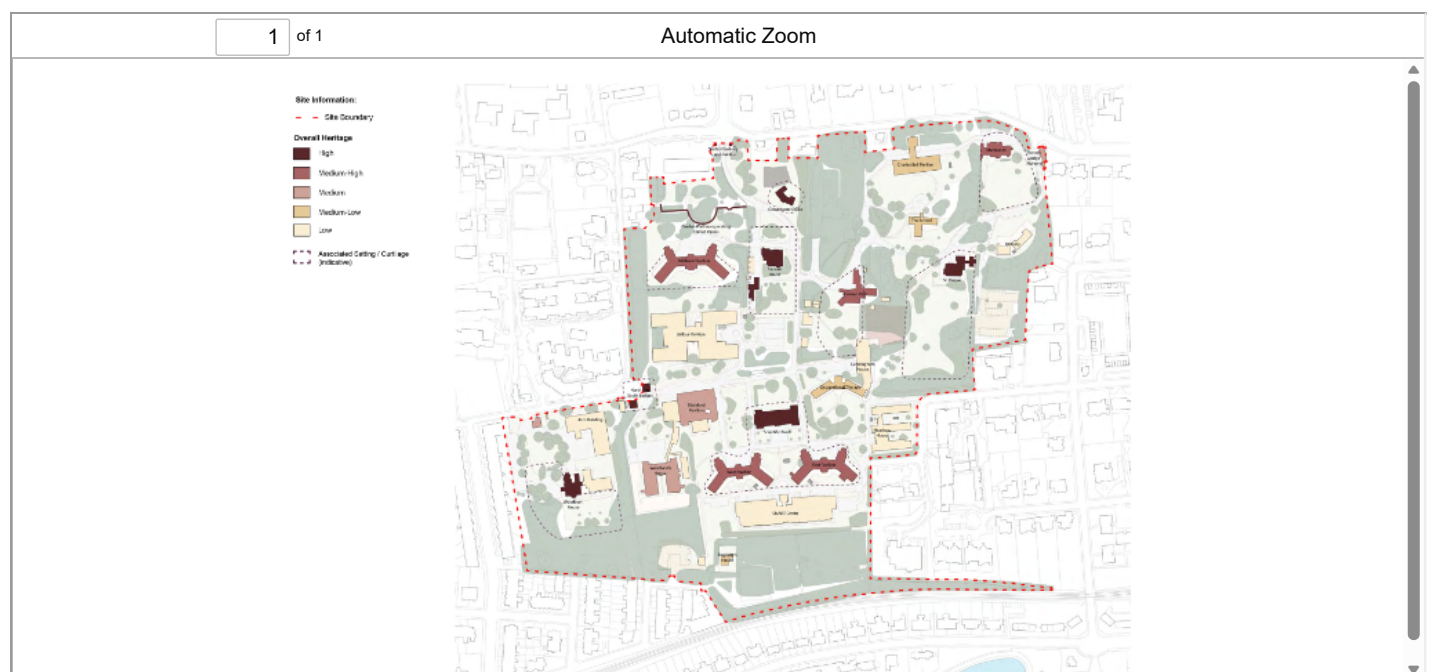


The next pages will ask your thoughts about the key parts of the Vision Diagram.

Heritage

The plan below shows the existing buildings and structures on the site. These have been given a heritage value from high to low.

(To see the plan full screen, click on ">>" and then "Presentation Mode")



Buildings of lower heritage value are more likely to be demolished to allow new development.

Pages 7-20 of the draft Place Brief give you more information on the history and heritage of the site.

(To see the pages full screen, click on ">>" and then "Presentation Mode")

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2.3 HISTORY & HERITAGE

Site history

16th - 17th Century

The land was part of Edinburgh's Common Good.

A chapel dedicated to St. Roque, patron of plague sufferers, was established on the site in the early 16th Century. Plague victims were housed on the site. James IV visited the site in 1507 and made an offering.

The Canaan Estate was created at the feuing of the Burgh Muir in 1586, and this included the land of the chapel.

18th Century

The land was continued to be used as farmland.

In the mid-18th Century St. Roque's was partially demolished. An accident on site that killed some of the workmen was viewed as an act of God against the

demolition of a church and the tradesmen refused to complete the demolition.

In the late 18th century the ruined remains of the chapel set within the farmland of the Canaan Estate drew the attention of artists following the 'picturesque' tradition.



Engraving from Francis Grose, *The Antiquities of Scotland*, 1797 derived from drawing by Foster of 1788

7 / ASTLEY AINSLIE PLACE BRIEF - CONSULTATION DRAFT 2 SITE & CONTEXT 7

15 Do you agree with the heritage value of the buildings/ structures?

Please select only one item

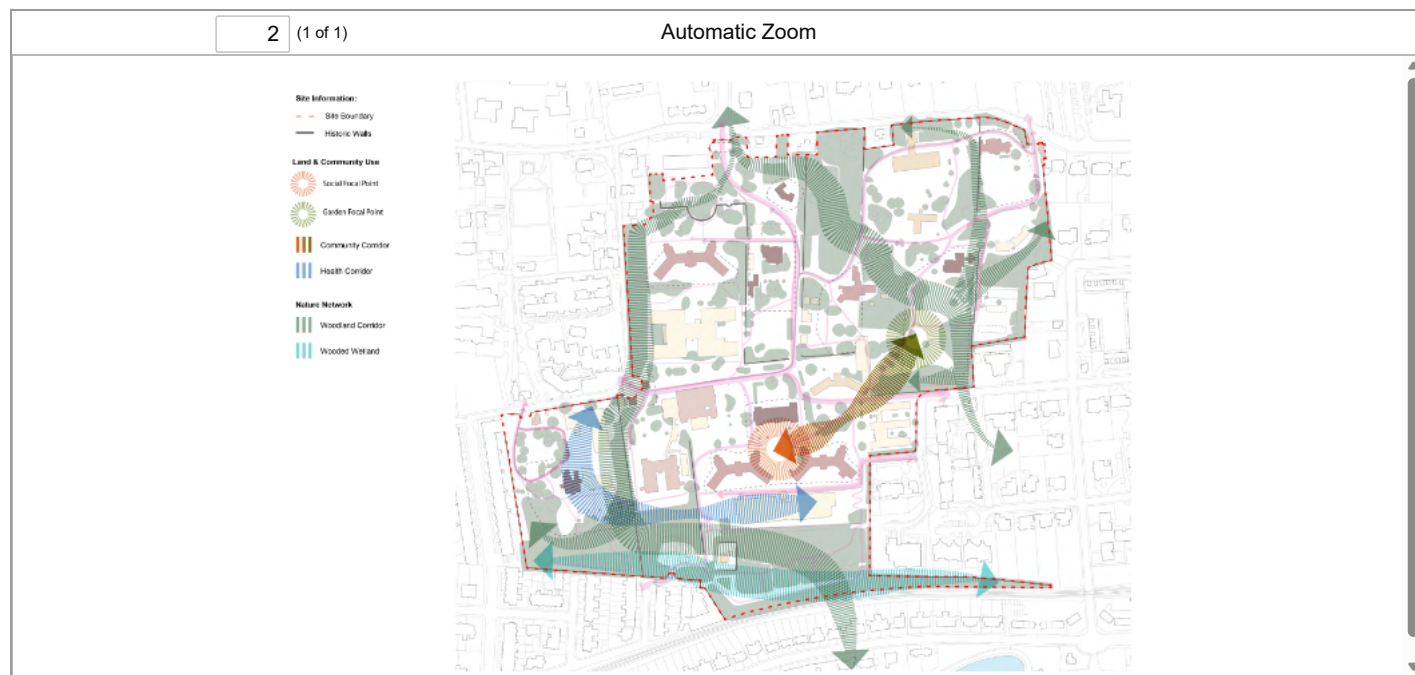
- ☐ Yes
- ☐ No
- ☐ Don't know

16 If you said no, please explain why?

Green and Open Space

The plan below shows the strategy for the green and open space.

(To see the plan full screen, please click on ">>" and then "Presentation Mode")



The strategy looks to protect green spaces and maintain public access to nature. It also looks to make sure there is space and opportunities for community activities to happen.

There are two focal points for open space. The green circle is the focal point for community garden use. The orange circle is the focal point for social activities and supporting uses. The supporting uses could include small community and commercial uses.

The strategy protects trees and woodlands across the site. A wooded wetland is created in the south of the site. This is focused on the Jordan Burn.

17 Do you have comments on the strategy for green and open space?

Vehicle Movement

The plan below shows how vehicles could move around the site.

(To see the plan full screen, click on ">>" and then "Presentation Mode")



The aim is to limit vehicles going through the site.

One option is to have a through road. For this option, vehicles will be able to go between the Canaan Lane entrance and the Whitehouse Terrace entrance via the Charles Bell Pavillion.

Other vehicle routes will be access only and will not go through the site.

The other option is that all the roads could be access only with no through routes.

18 Do you have you any thoughts on how vehicles should move round or access the site?

Walking, Wheeling and Cycling

The plan below shows how people could walk, wheel and cycle around the site.



(To see the plan full screen, click on ">>" and then "Presentation Mode")

The plan provides walking, wheeling and cycling routes through the site by linking Canaan Lane, Cluny Place, South Oswald Road, Grange Loan and Newbattle Terrace. The plan is to create clear and direct cycle routes that are separate from pedestrian paths.

19 Do you have comments on the proposals for walking, wheeling and cycling?

Mobility Hub

The plan below shows a possible location of a mobility hub, near the Canaan Lane entrance.

(To see the plan full screen, click on ">>" and then "Presentation Mode")



What is a mobility hub?

A mobility hub is a local and accessible place which brings together access to public transport and/or shared transport with information and other useful facilities. It can include different things depending on the location, such as shared transport parking for car club or hire bikes, Electric Vehicle (EV) charging points, secure bike racks, parcel lockers, wayfinding, seating area, taxi pick-up etc.

20 Do you think the mobility hub is in the right location?

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

21 What do you think the mobility hub should include?

Zones

The Vision Diagram has been separated into 4 different zones: Central, North-East, North-West and Woodburn. The plan below shows these zones.

(To see the plan full screen, click on ">>" and then "Presentation Mode")

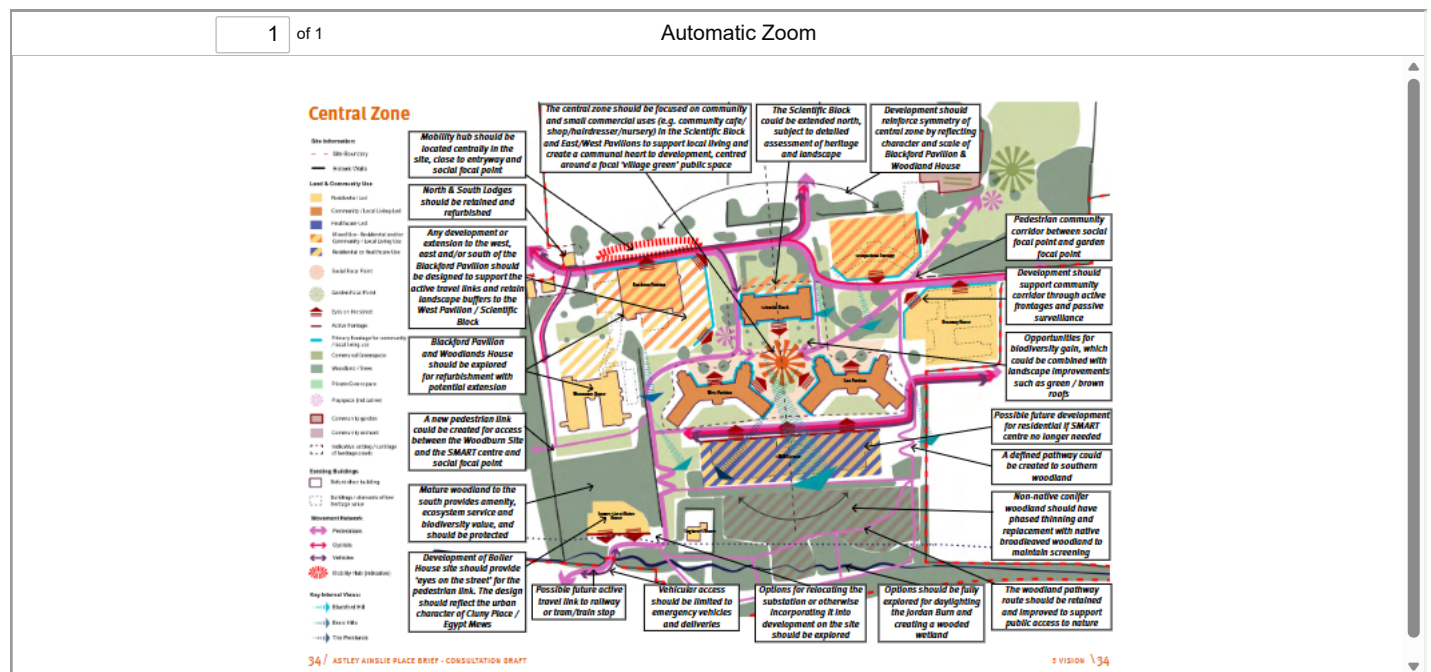


The following questions will be about the different zones.

Central Zone

The plan below shows the Central Zone.

(To see the plan full screen, please click on ">>" and then "Presentation Mode")



The Central Zone is the proposed social and community heart of the site. The NHS is planning to keep the SMART centre (blue and yellow striped building). The scientific block and the east/west pavilions (orange blocks) could be used for a mix of community space and small commercial units. New residential use (yellow) is proposed within this zone too.

Glossary

Active Frontage – Ground floor building frontage designed to allow people to see and walk inside and out.

Active Travel – Making journeys in physically active ways, such as walking or using a wheelchair, scooter or bicycle.

Amenity - The feature of an area that makes it attractive or enjoyable for residents and visitors

Biodiversity - The variety of plant and animal species and the habitats in which they are found.

Character - The patterns we recognise around us that makes one place distinct from another.

Curtilage - An area of land attached to a house, forming an enclosure with it.

Daylighting (rivers and streams) - Uncovering a river or stream that has been put in a pipe or tunnel.

Ecosystem Services - The contributions that ecosystems provide for human wellbeing and quality of life, such as clean air, water storage and health benefits.

Eyes on the Street / Passive Surveillance – The natural interest and observation that occurs when physical features, activities and people are located in a way that maximises visibility and positive social interaction.

Green / Brown Roof – A roof that is covered with plant life and vegetation. Green roofs have living plant life when built. Brown roofs have less vegetation initially but include soil, sand and rocks for insects and where native plants can grow.

Local Living - People are able to meet most of their daily needs within a reasonable distance of their home.

Mobility hub - A local and accessible place which brings together access to public transport and/or shared transport with information and other useful facilities (for example, parcel lockers).

Primary Frontage - The side of the building where entrances to homes and community and commercial uses are mostly located.

22 Do you have any thoughts about the proposed uses in this zone?

23 The Jordan Burn

This zone contains the Jordan Burn which is at the southern end of the site. At present, part of the Jordan Burn runs through a pipe/tunnel. City Plan 2030 proposes that the burn is uncovered – this is called 'daylighting'. This option would improve biodiversity, reduce flood risk, and create a wooded wetland. However, to do this, it would mean the removal of trees.

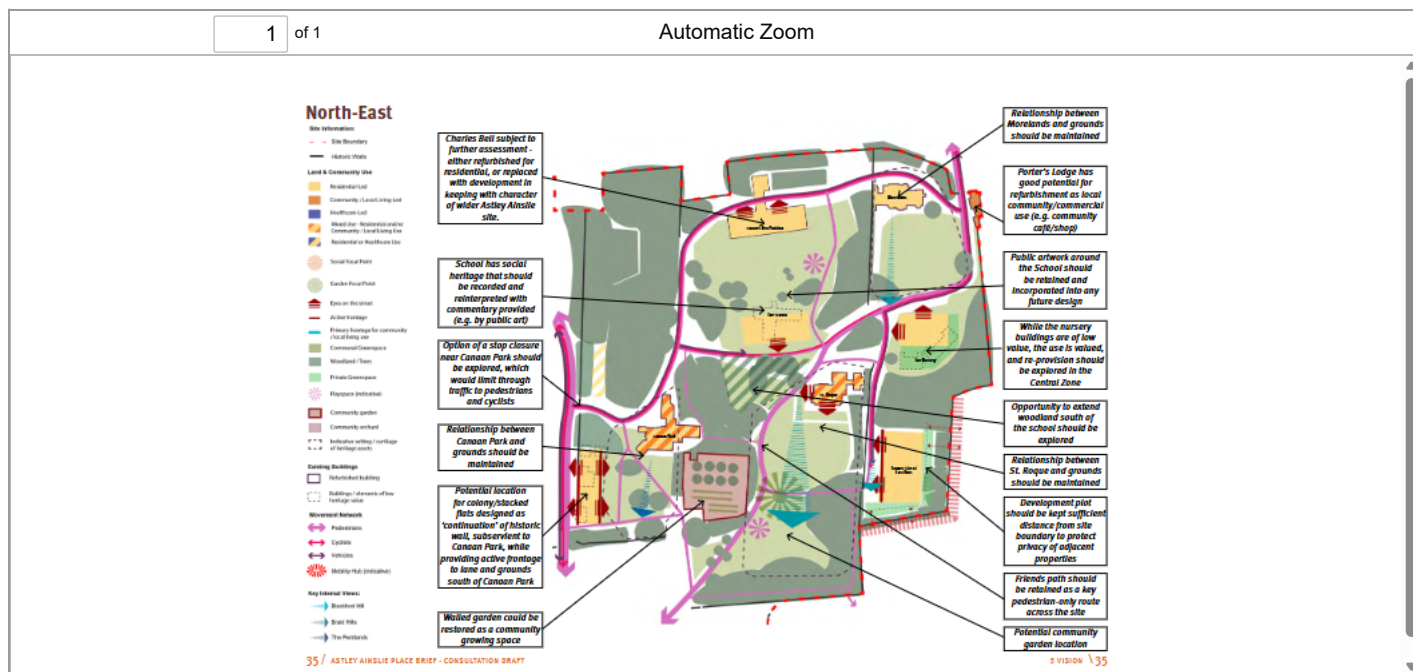
Do you have any thoughts about what should be done with the Jordan Burn?

24 Do you have any other comments about the plan for the Central Zone?

North-East Zone

The plan below shows the North-East Zone.

(To see the plan full screen, click on ">>" and then "Presentation Mode")



This zone has residential and potential community use. This is centred around a community garden and growing space.

Buildings of low heritage value could be removed, such as the nursery buildings. The nursery use could be kept and relocated to the Central Zone. The historic St. Roque, Morelands, and Canaan Park buildings should be kept for residential and/or community and local living use.

New residential development could be introduced on parts of the site – shown as yellow on the map. The walled garden could be kept as a community growing space. The Friends path should be retained as a pedestrian-only route.

Glossary

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Primary Frontage - The side of the building where entrances to homes and community and commercial uses are mostly located.

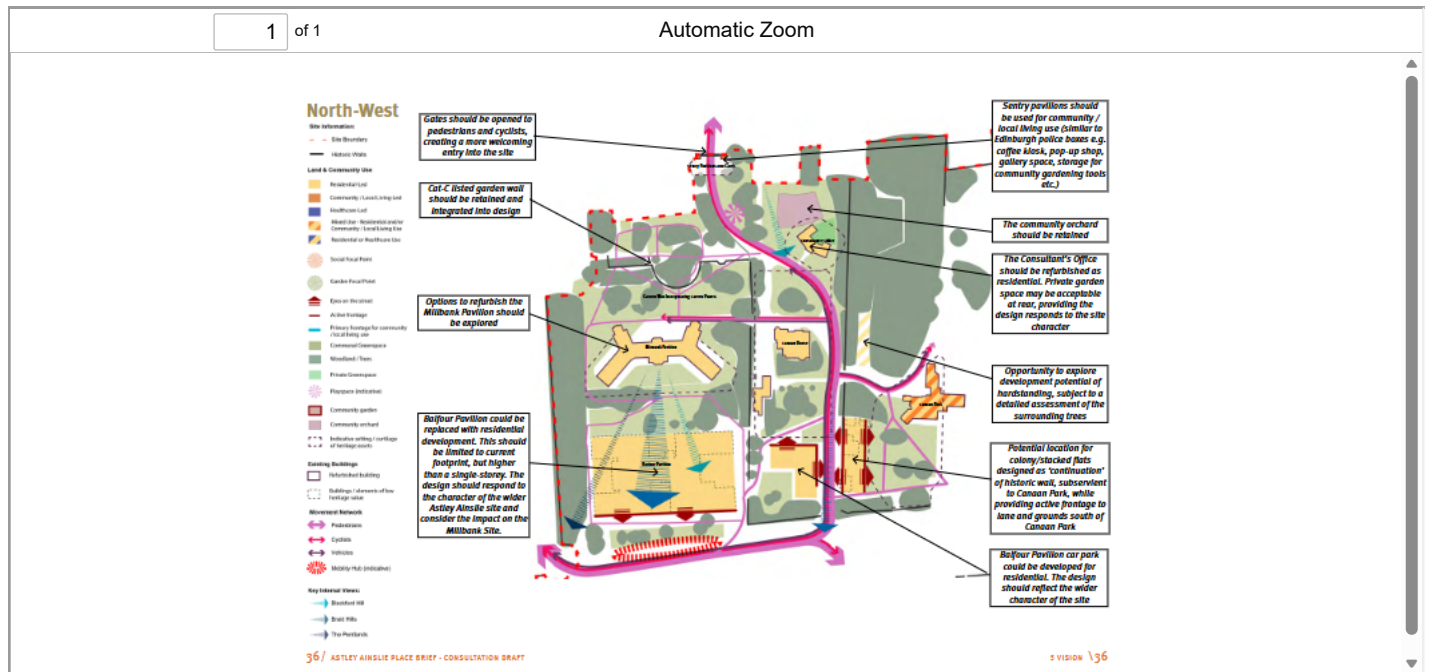
Stop Closure - Closing a road to vehicular through traffic.

25 Do you have any comments about the plan for the North-East Zone?

North-West Zone

The plan below shows the North-West Zone.

(To see the plan full screen, click on ">>" and then "Presentation Mode")



New residential development could replace the Balfour Pavilion and its car park. The existing GP surgeries would be relocated to the Woodburn Zone. Existing buildings, including Canaan House and the Consultants Office, would be refurbished for residential use.

Glossary

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Eyes on the Street / Passive Surveillance – The natural interest and observation that occurs when physical features, activities and people are located in a way that maximises visibility and positive social interaction.

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Local Living - People are able to meet most of their daily needs within a reasonable distance of their home.

Mobility hub - A local and accessible place which brings together access to public transport and/or shared transport with information and other useful facilities (for example, parcel lockers).

Primary Frontage - The side of the building where entrances to homes and community and commercial uses are mostly located.

26 Do you have any comments about the plan for the North-West Zone?

27 The Millbank Pavilion

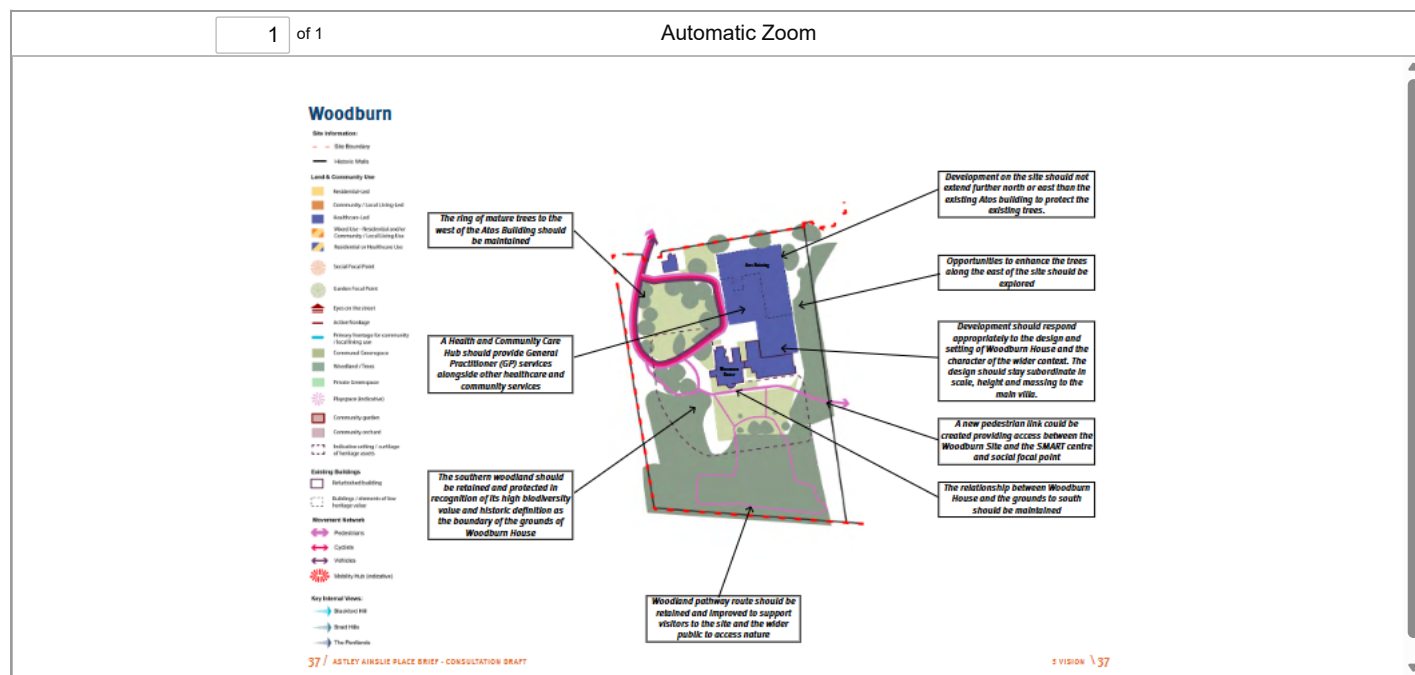
The NHS has advised that the Millbank Pavillion is in a poor condition and would like to demolish it. This would allow new development on the site. Further assessment of the building is needed.

Do you have any thoughts about the Millbank Pavilion?

Woodburn Zone

The plan below shows the Woodburn Zone.

(To see the plan full screen, click on ">>" and then "Presentation Mode")



This would be an NHS community health hub located around the retained 19th century villa. It would have GP services alongside other healthcare services. The woodland to the south would be retained.

Glossary

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Active Travel – Making journeys in physically active ways, such as walking or using a wheelchair, scooter or bicycle.

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Mobility hub - A local and accessible place which brings together access to public transport and/or shared transport with information and other useful facilities (for example, parcel lockers).

Primary Frontage - The side of the building where entrances to homes and community and commercial uses are mostly located.

28 Do you have any comments about the plan for the Woodburn Zone?

Community Hub Options

The Astley Ainslie Community Trust is looking to have a community hub on the site. Four possible locations have been identified:

Scientific Block and/or East and West Pavilions

Occupational Therapy site

Canaan Park

St Roque

The plan below shows these different options. Some positives and negatives of each option are listed.

(To see the plan full screen, click on ">>" and then "Presentation Mode")

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Community Hub Options

- 1. Scientific Block and/or East/West Pavilions** - **Pros:** Central focal point of site, supports creation of strong focal community space and preserves historic buildings. **Cons:** Further from community garden, refurbishment of historic buildings may add cost and complexity.
- 2. Occupational Therapy Site** - **Pros:** New build would allow for custom-build to the needs of the community, directly between social focal point and garden focal point, supports creation of Community Corridor. **Cons:** Lacks identity of a historic building.
- 3. Canaan Park** - **Pros:** Protects unlisted historic building, near to walled garden. **Cons:** Building in need of repair and likely to add significant cost and complexity, not visually linked with social or garden focal point.
- 4. St. Roque** - **Pros:** Prominent historic building on site, strong relationship with garden to south. **Cons:** Further from social focal point, refurbishment of historic buildings may add cost and complexity.

29 Do you have any thoughts about the location of the community hub?

Design Principles

The draft Place Brief has a set of design principles which are grouped around the Scottish Government's six qualities of a successful place: Distinctive, Healthy, Pleasant, Sustainable, Connected and Adaptable.

The principles can be seen in full below.

(To see the Design Principles full screen, click on ">>" and then "Presentation Mode")

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3.3 DESIGN PRINCIPLES



Distinctive

Continue the identity of the Astley Ainslie site. Respond to the unique character and heritage of the buildings and landscape. The site character is defined by villas and pavilions designed as objects within a landscape setting. Buildings have strong relationships with their southern aspect and use the sloping site to provide views across to Blackford Hill, the Brald Hills and the Pentlands. Design should be of the highest quality and materials, reflecting and enhancing these existing characteristics of the site. Flats should be designed as mansion blocks that reflect the character of the villas and pavilions on the site. Suburban and terraced housing typologies are unlikely to be appropriate across most of the site.

Preserve and enhance the historic fabric. Consideration must be made as to how historic elements on the site are included in development, and how these will be cared for and maintained in the future. This includes buildings and their setting, and other structures, including but not limited to, historic walls, wells, garden features and sculptures. Existing buildings should be assessed for retention, refurbishment, or partial reuse. All decisions regarding existing buildings should be mindful of the architectural and heritage value and their contribution to the Grange Conservation Area.

Incorporate, record and express the site's history. The history of the site extends beyond the current buildings, structures and landscape. The design and phasing of any development will need to respond to the archaeology of the site, including potential buried remains. The site of St Roque's Chapel and graveyard will need to be located as this should be preserved in place. All buildings should be recorded, especially where demolition is taking place. The reinterpretation of this recording exercise should be explored through both archaeological research and engagement with the NHS community and the wider public. This should be considered holistically across the site. This should be a combination of traditional information and signage and other methods, such as public art.

Enhance the visual impact of the site. Visual Impact assessments and modelling will be needed to inform appropriate heights and massing. These should consider the impact on key views as well as the context and wider character of the site. The site occupies a prominent part of the foreground of views from Blackford Hill. The symmetrical layout and distinctive form of the buildings in the open area to the south provides a focal point. Any design in this area should enhance this. Much of the rest of the site presents a continuous treescape. In these areas development should be kept below this treeline, with only occasional protrusions in justified locations acceptable.

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VISION 139

Glossary

Active Frontage – Ground floor building frontage designed to allow people to see and walk inside and out.

Active Travel – Making journeys in physically active ways, such as walking or using a wheelchair, scooter or bicycle.

Amenity - The feature of an area that makes it attractive or enjoyable for residents and visitors

Biodiversity - The variety of plant and animal species and the habitats in which they are found.

Blue corridors - Routes that water can flow along in order to manage flow risk.

Character - The patterns we recognise around us that makes one place distinct from another.

Communal Infrastructure - Buildings and/or land, and the uses to which they are put, that are required to support a community. Examples may include: schools/lifelong learning, green spaces, community gardens, allotments, sport and recreation, local doctor and dental surgeries, local shops, community halls, shared work/meet spaces, public toilets, and water fountains.

Curtilage - An area of land attached to a house, forming an enclosure with it.

Daylighting (rivers and streams) / Deculverting - Uncovering a river or stream that has been put in a pipe or tunnel.

Ecosystem Services - The contributions that ecosystems provide for human wellbeing and quality of life, such as clean air, water storage and health benefits.

Eyes on the Street / Passive Surveillance – The natural interest and observation that occurs when physical features, activities and people are located in a way that maximises visibility and positive social interaction.

Green / Brown Roof – A roof that is covered with plant life and vegetation. Green roofs have living plant life when built. Brown roofs have less vegetation initially but include soil, sand and rocks for insects and where native plants can grow.

Incidental Play - Spontaneous, unstructured play that happens when a child interacts freely with their environment.

Local Living - People are able to meet most of their daily needs within a reasonable distance of their home.

Mobility hub - A local and accessible place which brings together access to public transport and/or shared transport with information and other useful facilities (for example, parcel lockers).

Primary Frontage - The side of the building where entrances to homes and community and commercial uses are mostly located.

Safeguarded – Land protected for a future specific use. This protects the land from development that would conflict with this future use.

Sustainable Drainage Systems (SuDS) - Drainage systems that use natural elements to collect, filter and slow down rainwater runoff locally to reduce flood risk.

Whole-Life Emissions Approach – An approach that considers both the embodied emissions in the construction and demolition of a building and the operational emissions during the use of a building across a building's lifespan.

30 Do you have any comments on the design principles?

Further Comments

31 Is there is anything else you want to tell us about the site or the draft Place Brief?