

Inverleith Park Depot **Edinburgh**

RIBA STAGE 2 REPORT
MAY 2025



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DOCUMENT STRUCTURE

Figure 1 below illustrates the structure of this report and summaries each of the key stages from desktop analysis through to concept design and costing.



Fig. 1 | Diagram showing structure of the document by briefly describing sections 1 - 10

1. Introduction and Context

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INTRODUCTION AND CONTEXT

1.

1.1. Introduction

In January 2025 AtkinsRéalis were commissioned by The City of Edinburgh Council (CEC) to conduct a series of Stakeholder Engagement events, undertake site analysis and develop Concept Design proposals (RIBA Stage 2) and associated Costing exercise for the redevelopment of the current CEC Maintenance Depot within Inverleith Park, following the relocation of the maintenance team to new premises. A building assessment study has also been undertaken to assess options for the existing buildings on site, the findings of which are set out in a Building Assessment Matrix.

This report illustrates the feedback from Stakeholder Engagement sessions and initial proposals for the site based on feedback, site constraints and opportunities analysis and client aspirations for the site.

1.2. Project Context

The Inverleith Park Depot project is one of a range of projects underway in the area, which are summarised in section 2. The project team have considered adjacent proposals with a view to providing a joined up complementary scheme for the Depot site and the wider Inverleith area.

This report should therefore be read as an addendum to the Inverleith Park Masterplan and East-West Corridor project, a Climate Ready Craighleith project.



Fig. 3 | Site location plan

INTRODUCTION AND CONTEXT

1.

1.3. Project Location

The project area comprises the current Council Maintenance Depot to the southeast of Inverleith Park, close to the South East Entrance. It is surrounded by the Sundial Garden to the west, Tanfield Bowling Club to the east, a play area to the North and is bounded by mature vegetation to the south adjacent to Lover's Lane.

The Depot site sits within a predominantly parkland setting and is bounded by residential housing to the south and north, and the Royal Botanic Gardens to the east. Stockbridge High Street is a 5 minute walk south and there are three secondary schools in the area: Fettes College, Broughton High School and Edinburgh Academy.

1.4. Inverleith Park Context

Inverleith Park is to the north west of Edinburgh City Centre, to the immediate west of the Royal Botanic Gardens and north of the local centre of Stockbridge. The park covers an area of 22 hectares and is one of Scotland's largest urban parks. It mostly comprises of open parkland used as recreational space, while also featuring a Children's Play park, four tennis courts, a ball court for basketball and football, and pétanque courts. Allotments cover the north-east corner of the park. The park has a path network lined by mature tree planting that connects entry points from the north, east, south and west. Arboretum Place sits along the eastern edge of the Park, a spur of this street also enters the park interior via a 'quiet route' north of the Depot site.

1.5. Edinburgh & Lothians Strategic Drainage Partnership

The Edinburgh & Lothians Strategic Drainage Partnership, comprising of CEC and Scottish Water, are currently leading the development of Climate Ready Craigleith which Inverleith Park falls within. This partnership group are promoting the design and implementation of climate resilient, nature-based solutions to manage surface water flooding and deliver a broader range of environmental, social, and economic benefits to local communities.

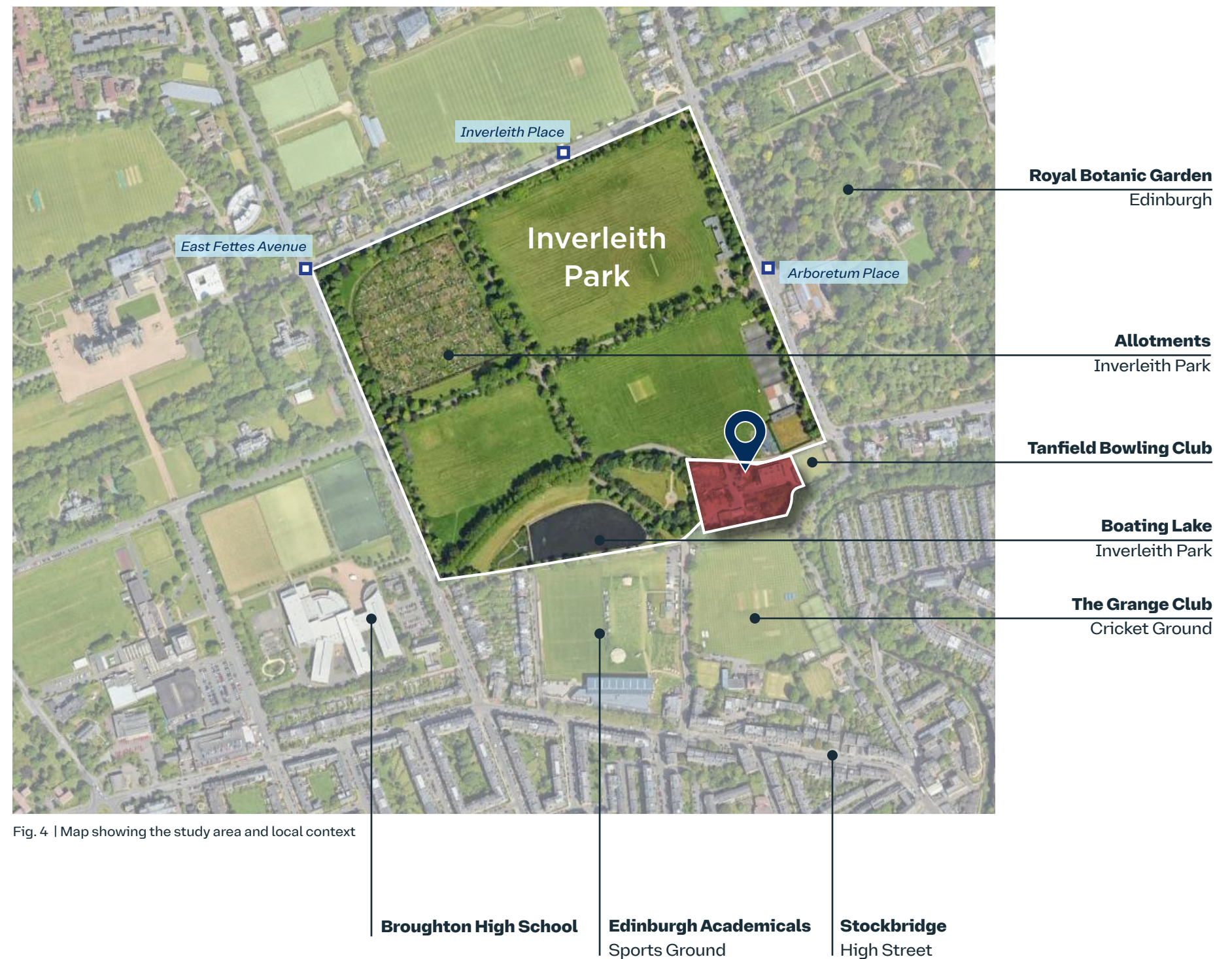


Fig. 4 | Map showing the study area and local context

PROJECT VISION

1.

1.6. Project Vision

The aspiration for the depot site envisions returning the currently deteriorating depot site to the envelop of the wider park, returning it to people and nature. Proposals will seek to have a strong emphasis on 'place' which reflects the local built and natural heritage of the area.

The site is currently a forgotten corner of the park with old decaying and ad hoc buildings which has a distinctly neglected depot / industrial feel to it. This project will reverse that and create the opposite, transforming the area into a thriving area of Inverleith Park which comprises food outlets, internal creative spaces, growing spaces and activity areas for children and teenagers, plus enhanced biodiversity.

Following demolition of the redundant buildings a confident landscape design layout will knit the current disparate parts of the site together via a strong network of connecting and unifying paths, views and destinations, creating a strong sense of place comprised of revitalised buildings and lively external spaces, each with their own unique purpose and identity. The design will also cleverly utilise the existing changes in level to create sub spaces and drama forming a strong structure and identity to the spaces.

The current Depot site will become a legible, inclusive and sustainable public space which is commercially viable in the long term.

Key project considerations:

- Creating proposals which consider and compliment plans currently being developed for Inverleith Park, the Ferranti building and the adjacent Arboretum Place improvements;
- Engagement with local stakeholders and young people to create a space which responds to local stakeholder requirements and provided community benefits;
- Develop proposals which are appropriate for the site setting and are flexible in the medium and long term to support potential phasing and varied funding avenues.



Fig. 6 | The Urban Green_credit Studio One Eleven



Fig. 5 | Mayfield Park_credit Gillespies



Fig. 7 | Pflanzen un Blumen_credit POLA

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BACKGROUND KNOWLEDGE

2.1. Overview

This section provides information on previous design and engagement work undertaken in and around Inverleith Park. The summary table below identifies adjacent projects and key considerations for the development of the Depot site. Further details on these projects can be found on the following pages.

2.2. Summary Table

Ref	Previous Design or Engagement Work	Key considerations for the Depot site
1	rankinfraser Masterplan 2022	This masterplan has provided a 'Framework' for the development of the Depot site. Provision of adjacent facilities and potential impacts on the Depot site itself should also be considered.
2a	AtkinsRéalis Masterplan 2024	The Depot site should consider legibility and linkages to the wider AtkinsRéalis masterplan proposals along with the 2023 Bowling Green Redevelopment Project.
2b	South-East corner Masterplan including Play area	The 2024 masterplan proposals included a new play area to the south-east corner which will upgrade the existing play facilities. The provision of adjacent play facilities will be considered when developing appropriate provision within the Depot site.
3	Inverleith Park: Drylaw Burn De-culverting Project	Assess the impact of the de-culverting project on the development of the Depot site.
4	Arboretum Place SUDS Project	The concept design for Arboretum Place has been previously integrated into the wider Inverleith Park Masterplan Concept Design.
5	Inverleith Park Comfort Hub	Consider distance and provision of facilities within the Depot site in the context of new toilets and changing facility provision by the Sundial Garden within Inverleith Park.



Fig. 8 | Aerial map highlighting the previous design and engagement work locations

BACKGROUND KNOWLEDGE

2.

2.3. Adjacent Projects - Summary

rankinfraser Concept Masterplan 2022 (ref 1)

The rankinfraser concept masterplan was developed in 2022 and serves as a basis for the development of ideas and proposals in the following chapters. This masterplan proposes an extension of the sundial garden (green) into the depot site, a high-end cafe in the Farmhouse (blue) and the majority of the area dedicated to a community croft (red).

AtkinsRéalis Masterplan 2024 (ref 2a & 2b)

AtkinsRéalis were commissioned to develop the concept masterplan in 2024. The masterplan outlined proposals for de-culverting Drylaw Burn, a new expanded play area, an improved East-West connection through the park and along Carrington Road as well as improvements to the Arboretum Place Entrance and the South-East Entrance.

Bowling green redevelopment to South-East Corner (ref 2b)

In 2023, the City of Edinburgh Council's Buildings Programme Team Architects (Sustainable Construction Delivery) assessed and provided options for provision of a café and public toilet facilities where the current Ferranti Bowling Club Pavilion sits. In addition to the café and toilets options also looked at accommodating Community Space and Storage for Inverleith Park. The study determined early options and optimum reconfigurations of the site with a preferred option emerging following engagement with the local community.

It is pertinent to this project that as part of the 2024 masterplan, the key cycle connection running east-west across the park was routed away from the existing depot access point to improve safety. However, as this project is exploring the potential of the site beyond use as a depot, there will be a reduction in vehicle access requirements.

Inverleith Park - Drylaw Burn De-culverting project (ref 3)

A feasibility study will be taken forward in Spring 2025 by AtkinsRéalis for a hydrological appraisal of opening the culvert within the park as part of Climate Ready Craighleith interventions.

Arboretum Place SUDS Project (ref 4)

In 2025, AtkinsRéalis will be commissioned in Spring 2025 to look at the introduction of SuDS measures along the length of Arboretum Place and around the entrances to Inverleith Park and the Royal Botanic Garden entrance based on Stage 2 proposals developed by Sweco.

Inverleith Park Comfort Hub (ref 5)

In 2024, the City of Edinburgh Council began a project to reinstate public toilets in Inverleith Park. The new public toilets installation is expected by Summer 2025. The facility will provide modern, accessible amenities, including inclusive design and sustainable features. The design includes individual cubicles with baby changing tables, a disabled toilet and a Changing Places facility to support people with complex care needs. The toilets will be equipped with timed access and CCTV camera for security, sustainable lighting and a sedum roof to enhance biodiversity.

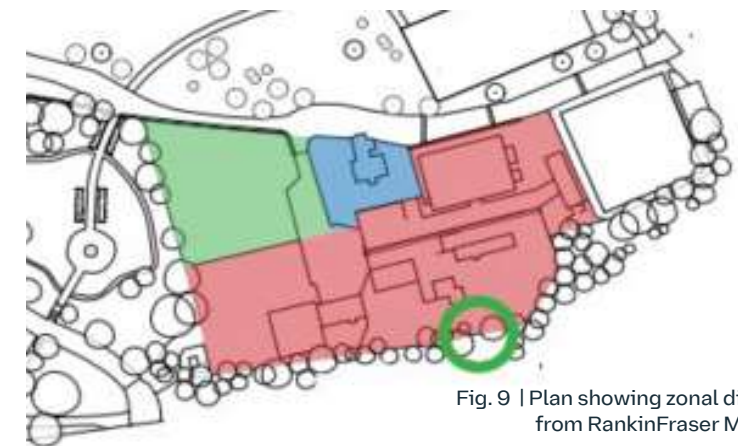


Fig. 9 | Plan showing zonal diagram proposal from RankinFraser Masterplan 2022.



Fig. 10 | The Inverleith Park Masterplan

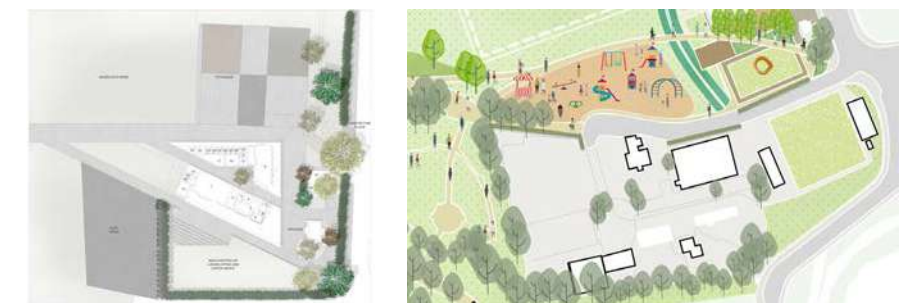


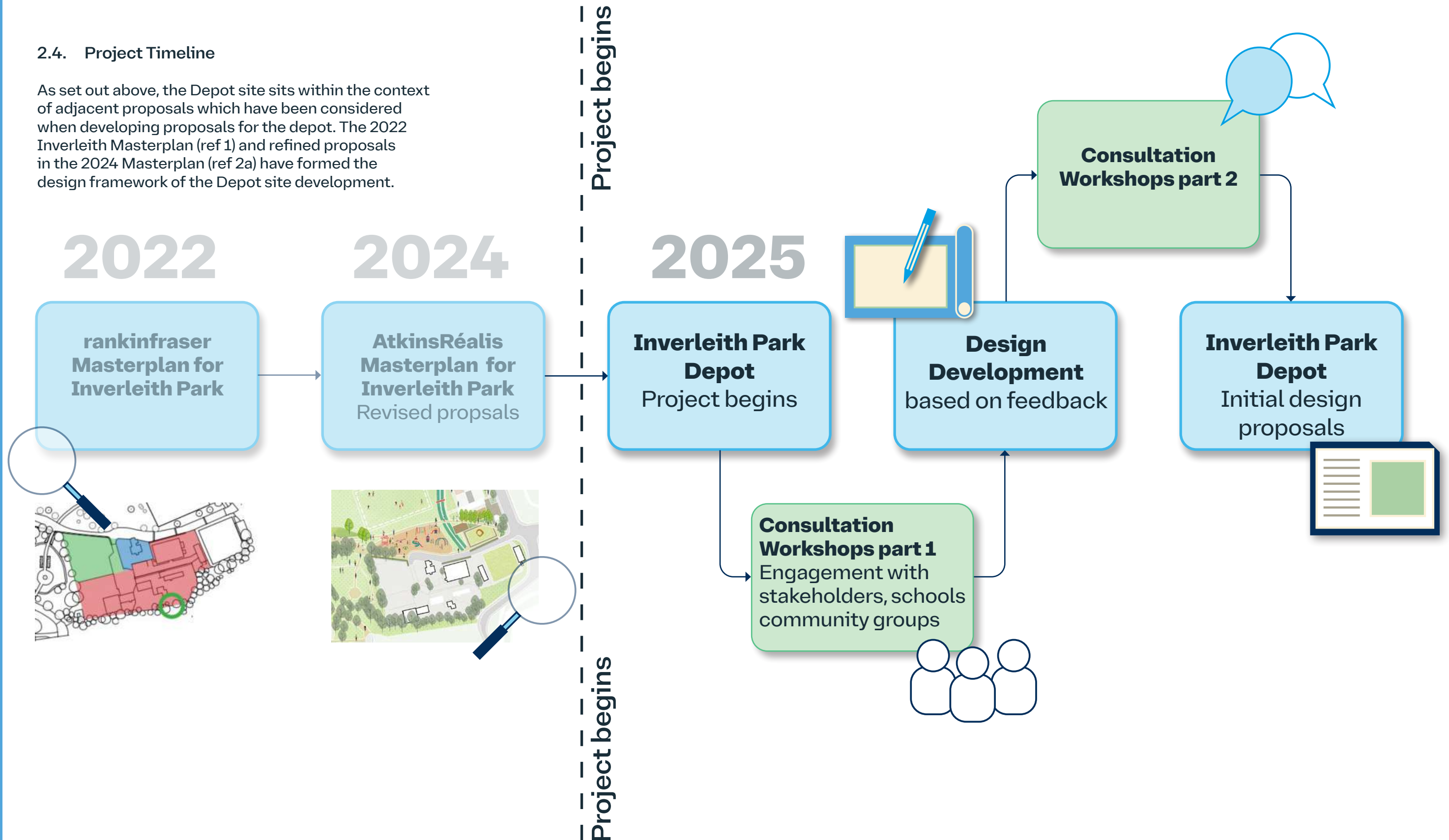
Fig. 11 | Bowling Green Redevelopment option (©City of Edinburgh Council's Building Programme Team Architects, 2024) (left); South east corner proposals from the 2024 Inverleith Masterplan (©AtkinsRéalis, 2024) (right)

PROJECT TIMELINE

2.

2.4. Project Timeline

As set out above, the Depot site sits within the context of adjacent proposals which have been considered when developing proposals for the depot. The 2022 Inverleith Masterplan (ref 1) and refined proposals in the 2024 Masterplan (ref 2a) have formed the design framework of the Depot site development.



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SITE ANALYSIS

3.

3.1. Overview

This section summarises the key attributes and current condition of the site and its context. The key characteristics, opportunities and constraints are illustrated and will guide an emerging design for the site.

3.2. Site Context Plan

The Inverleith Depot sits in the South East corner of Inverleith Park, close to the South East Entrance. It is surrounded by the Tanfield Bowling Club to the east, a play area to the north and the Sundial Garden to the west.

The depot contains 7 buildings and a shed and predominantly comprises of hard standing used for storage.

Beyond the park, the Royal Botanic Gardens sits to the North West of the site and the Grange Cricket Ground sits to the South. The buildings surrounding the park are predominantly residential and the site is within 5 minutes walk of Stockbridge High Street, which forms a local neighbourhood hub. There are three secondary schools in the area including Fettes College, Broughton High School and Edinburgh Academy.

KEY

Key Buildings

1. Farmhouse
2. Training Centre
3. Storage
4. Fuel shed
5. Pineapple Greenhouse
6. Outhouse
7. Victorian Greenhouse
8. Forestry Outhouse(s)

Features

9. Main storage area
10. Substation / telecommunications mast



Fig. 12 | Aerial map of the context area and key park features

SITE ANALYSIS

3.

3.3. Buildings and Structures

The 8 buildings / structures within Inverleith Park Depot are used by the Councils forestry and maintenance teams. They are in varying states of repair. A photographic survey was conducted in January 2025 to inform potential opportunities for reuse. Further details and building assessment and recommendations can be found in Section 7 of this report.

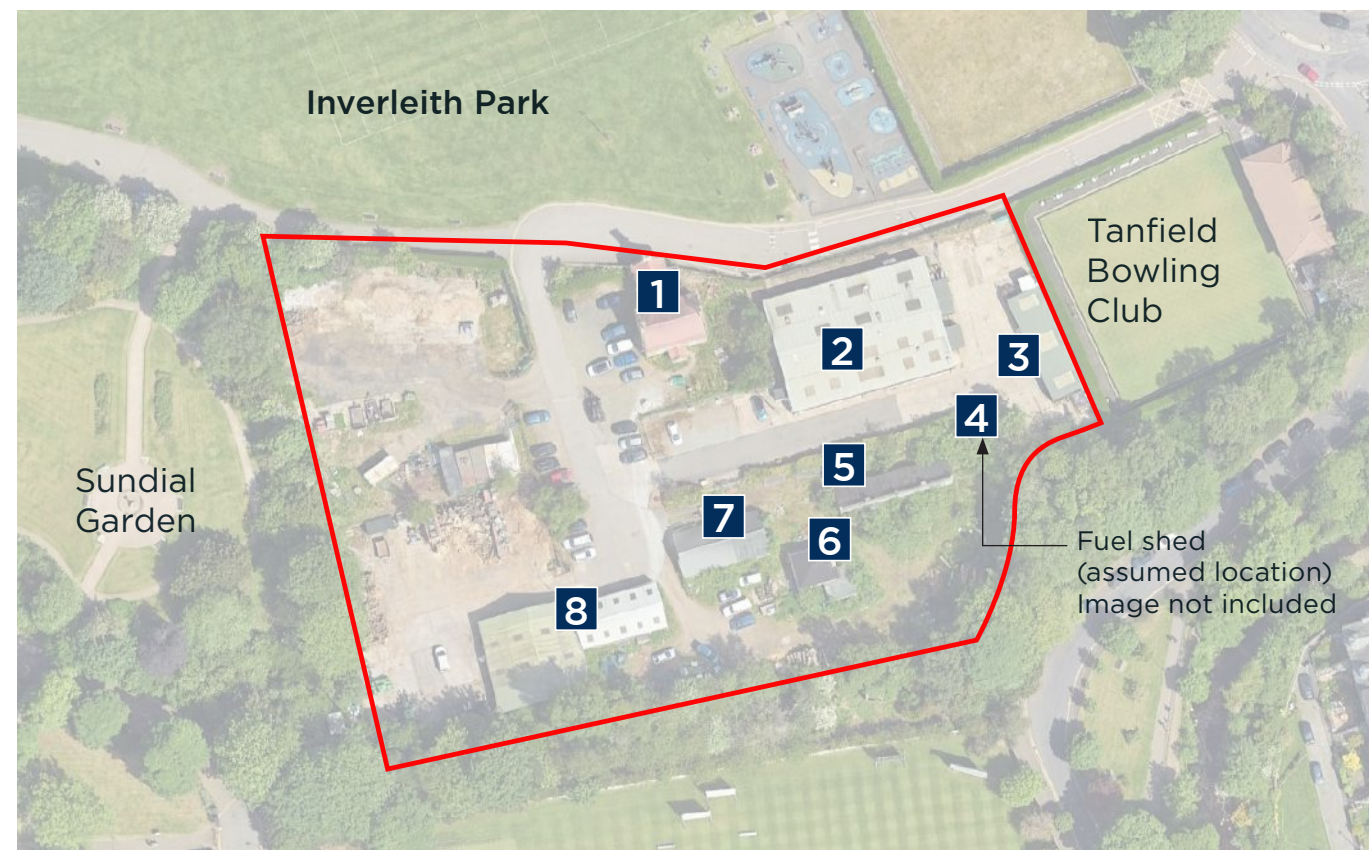


Fig. 13 | Site photographs of the buildings from the site visit in January 2025

SITE ANALYSIS

3.

3.4. Photographic Study



View across Inverleith Park towards the Farmhouse and vehicular access gate to the Depot



View of the access gate and western gable end of the Farmhouse and staff car parking



The former plant nursery and heated greenhouse.



View of the access gate and western gable end of the Farmhouse and staff car parking



View inside the training centre



View looking north towards the Pineapple House southern elevation



View looking north towards the Farmhouse



View looking west along the access road



View looking north of Outhouse building



Fig. 14 | Photographs from the site visit in January 2025

SITE ANALYSIS

3.



View south from the centre of the site towards the brick Forestry Outhouse



View of the compound to the north west of the site



View to the east of the Training centre building towards the pedestrian access gate.



View to the front of the Forestry Outbuilding (Workshop) and compound gates



View of the retaining wall and containers in the forestry compound (west of the site)



View along the main access road into Inverleith Park with the Training centre (left) and Farmhouse ahead.



View of the telecommunications mast and forestry compound area in the southwest corner of the site



View of the access gate and palisade fence boundary connecting to Lovers Lane in the southeast corner of the site



View of the access to Inverleith Park by the Ferranti building towards the Peranque courts.



Fig. 15 | Photographs from the site visit in January 2025

SITE ANALYSIS

3.

3.5. Key Views

Inverleith Park's relatively elevated position gives it strategic views across Edinburgh including Edinburgh Castle. Proposals for the Depot should consider long distance views and potential opportunities to exploit key vistas from the site towards central Edinburgh.

The northern boundary of the depot site sits approximately 3 - 4 meters higher than the lower southern boundary. Views outwards from the lower, southern, area of the depot site are limited with mature boundary vegetation and buildings further obscuring long distance views.

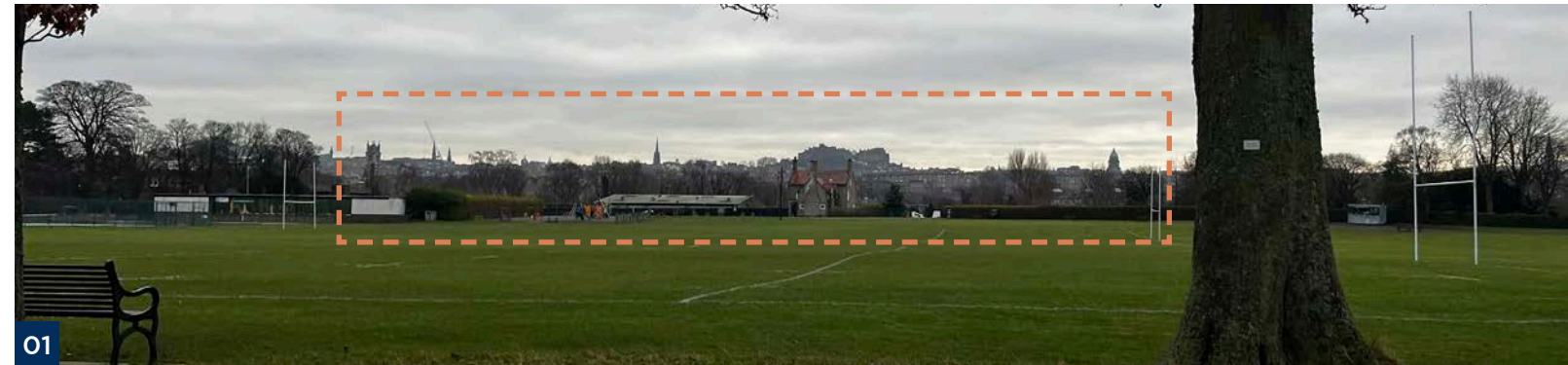


Fig. 16 | Strategic View of Edinburgh Castle to South



Fig. 17 | View south to Edinburgh Castle visible in winter. Potential view in summer.



KEY

- 01** Strategic View of Edinburgh Castle to South
- 02** View south to Edinburgh Castle visible in winter. Potential view in summer.
- 03** Potential view to the south of Edinburgh Castle (currently obscured by shed).



Fig. 18 | Potential views to the south with glimpses through to Edinburgh Castle (currently obscured by shed).



SITE ANALYSIS

3.

3.6. Site History

The 1853 Ordnance Survey (OS) map shows two buildings on the land that would later become Inverleith Park, labelled South Inverleith Mains. Inverleith Park was purchased by the Edinburgh Corporation from the Rocheid family in 1889. The current farm was later transformed into a plant nursery around 1900 which supplied parks across Edinburgh, and eventually became the Inverleith Park Depot.

A number of glasshouses were built to grow both local and tropical plants, with the addition of heated greenhouses at the turn of the century.

Historic maps also illustrate that a route formerly connected the farmhouse building to Portgower Place to the southwest of the site.

During the early 1900's the site continued to expand its function as a depot with new buildings and planting areas for the nursery visible on the OS mapping at this time.

The pavilion to the north of the sundial garden was constructed by 1908 and by 1948 was accompanied by public toilets on either side.



Fig. 19 | Historic OS Maps reproduced with the permission of the National Library of Scotland.

SITE ANALYSIS

3.

3.7. Existing Conditions and Land Use

The current site contains 8 buildings/ structures which are used to house council offices, a training centre and storage facilities, with some buildings disused. The external areas of the site are generally hard standing used for storage and parking. The south east of the site comprises a soft area of, unmanaged, vegetation. Retaining walls running east/ west dissecting the site in to two broad level plateaus with the higher level to the north and lower level to the south. Further details of levels, existing buildings and boundary conditions are detailed on the following pages.

The plan opposite shows the site general arrangement of the site.

3.8. Wider Inverleith Park Proposals

The plan opposite also details proposed adjacent improvements to Inverleith park. Further details of which can be found in Section 2 of this report.

KEY

- Existing tree framework
- Existing buildings
- Inverleith Park
- Sundial Garden
- Unmanaged vegetated space
- Hard standing
- Vehicle route
- Proposed new play area
- Main Inverleith Park path network
- Retaining wall
- Fence
- Potential for building demolition/relocation
- Further assessment required for land contamination

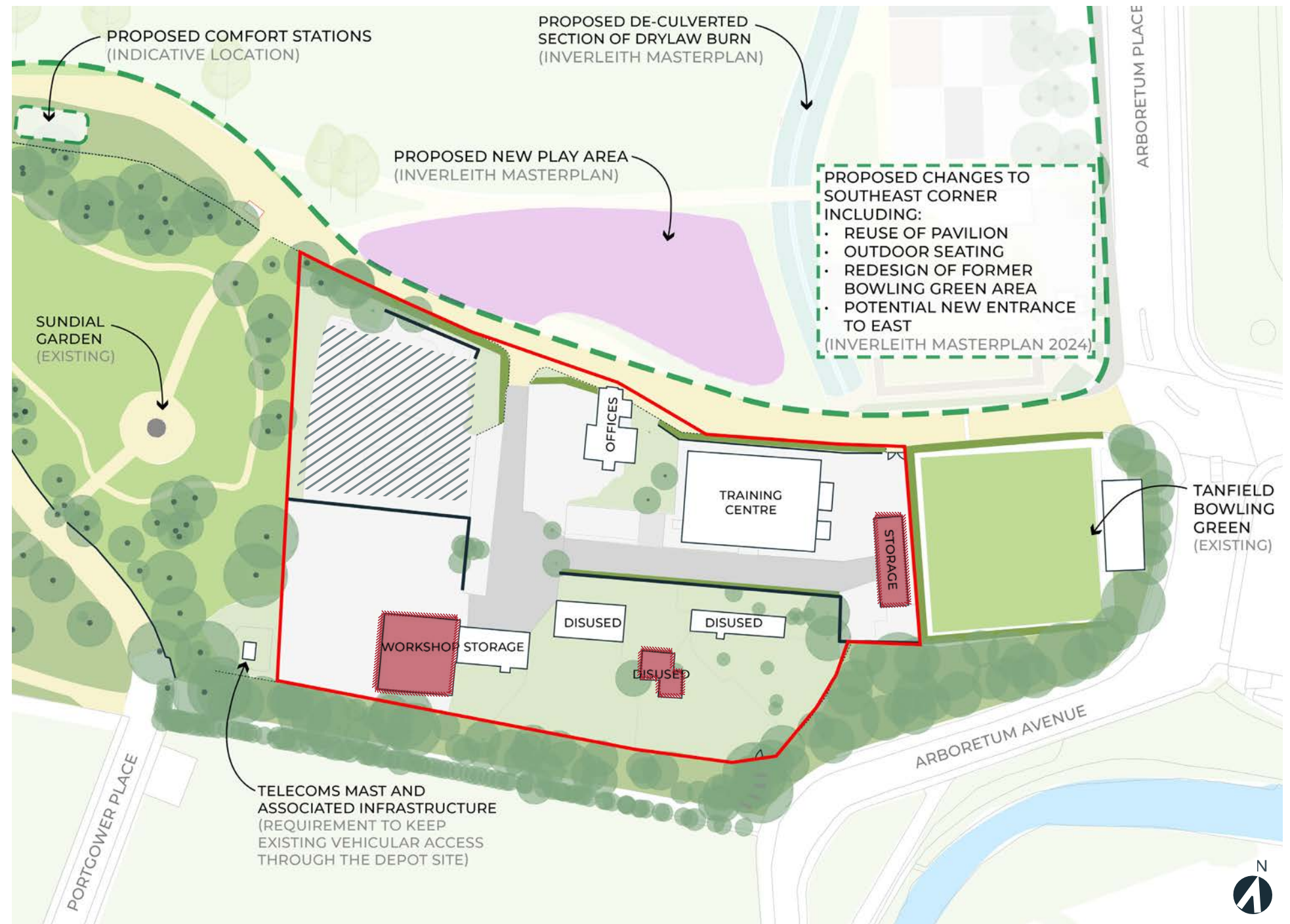


Fig. 21 | Existing conditions and land use diagram

SITE ANALYSIS

3.

3.9. Topography

The Depot site currently has four main levels. The northern half of the site being higher than the southern half due to two retaining walls which run east-west across the site. (Refer to the Topographical Survey in appendix A.1 for detailed levels information)

The existing levels across the site pose a significant challenge. The Depot site has approximately 4m level difference between the lower southern boundary and the access road which runs along the northern boundary. Two existing retaining walls running East - West currently split the site into upper and lower levels. The site can be further split into four broad level areas as below;

- North-eastern corner (levels between +21.0m AOD and +22.5m AOD)
- North-western corner (levels between +21.1m AOD and +22.1m AOD)
- South-eastern corner (levels between +17.7 and 19.6m AOD)
- South-western corner (levels between +18.5m AOD and 19.3m AOD)

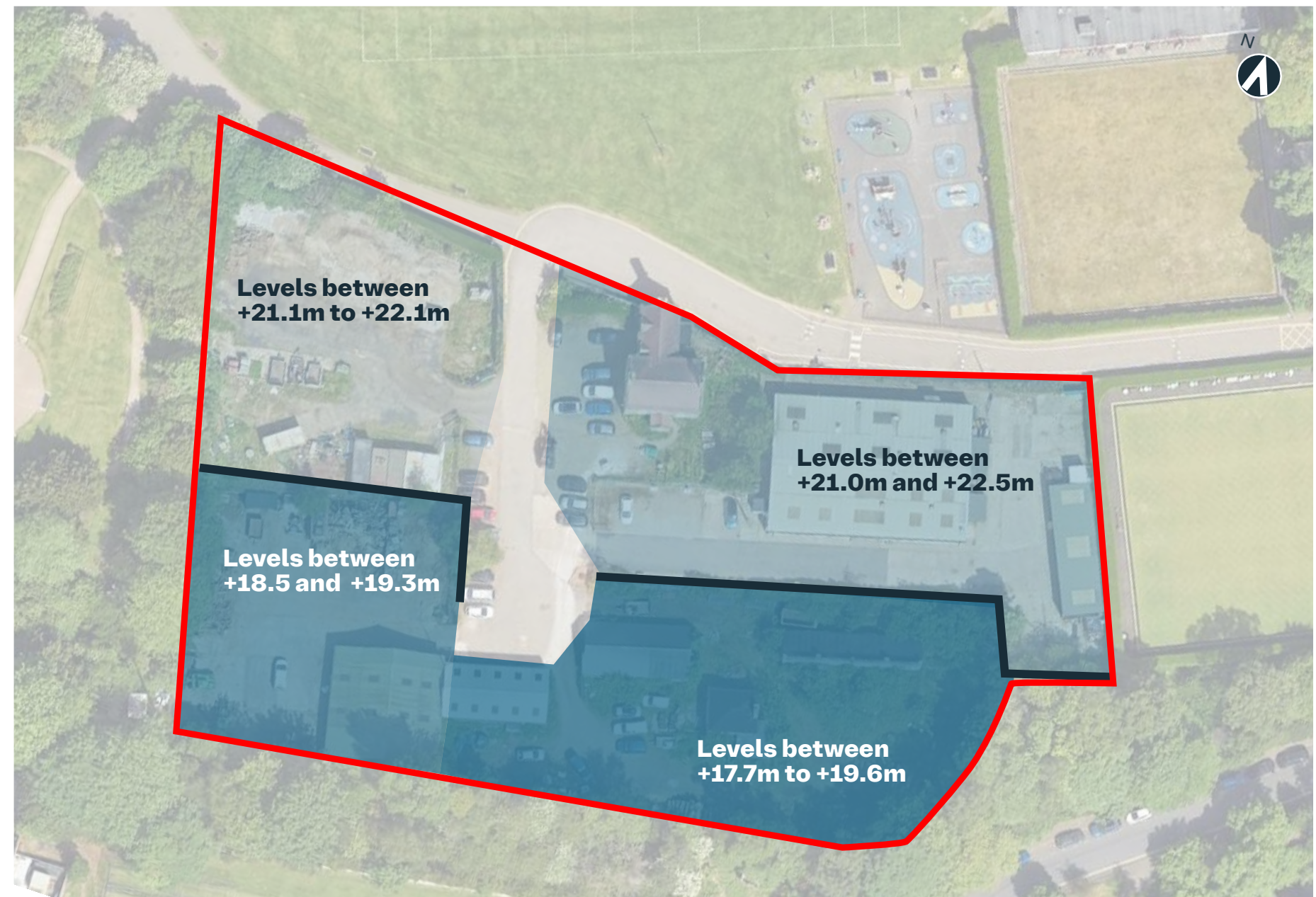


Fig. 22 | Diagram illustrating existing site levels and retaining wall features

SITE ANALYSIS

3.

3.10. Water and Flood Management

A drainage assessment and review of flood risk potential doesn't form part of the design teams scope at this stage, however a high level review of flood risk to the Depot site has been undertaken and surface water management strategy has been developed (refer to section 5.9).

Desktop analysis:

The Drylaw Burn culvert is anticipated to be at a depth of around 1.5m below ground level. Historic OS maps show that this burn was intact as late as 1912. The location of this burn isnt considered a barrier to development but further investigation is recommended.

No significant flood risk issues have been identified on the site from SEPA flood risk data. However, more detailed assessment of the site should be undertaken at the next stage of the project.

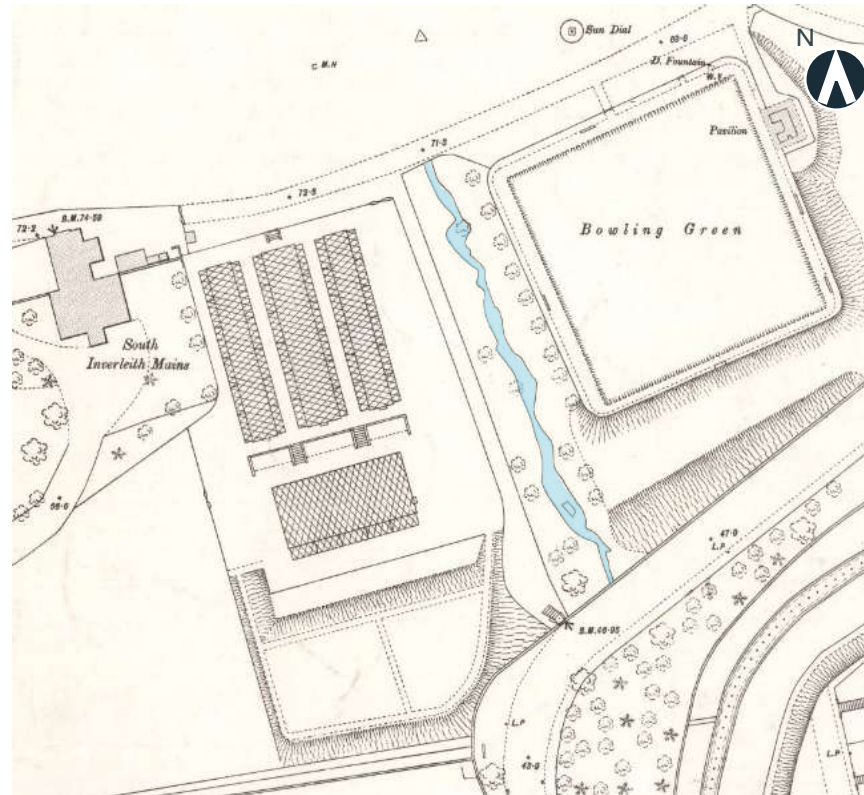


Fig. 23 | Historic OS Map Published 1895, Sheet III.3.18. Reproduced with the permission of the National Library of Scotland.

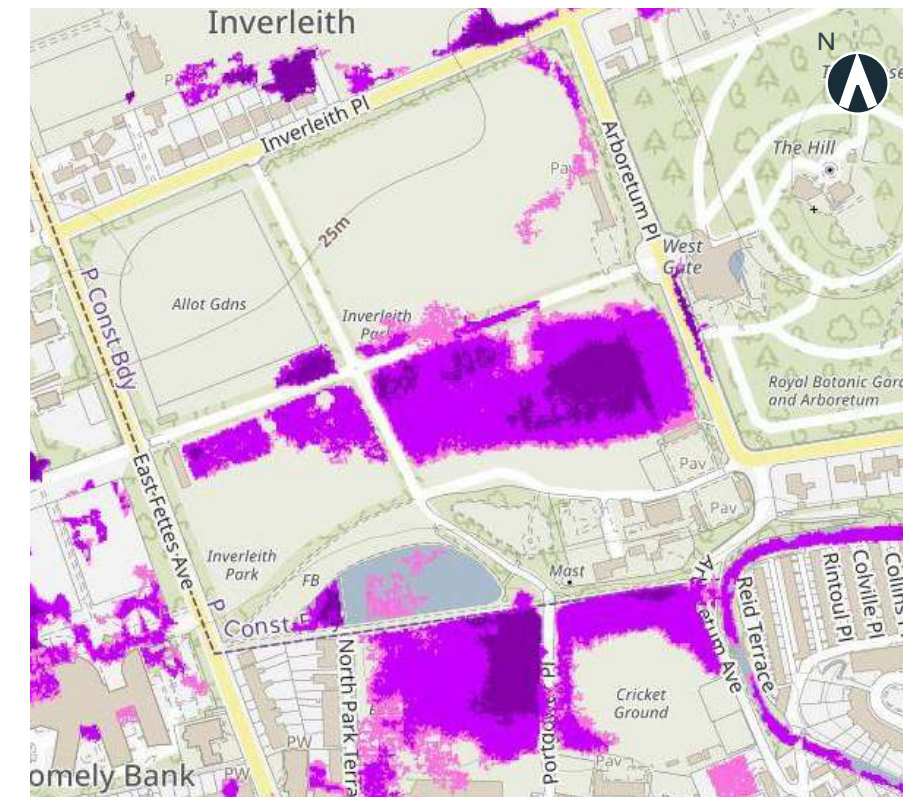


Fig. 24 | Map with purple showing the likelihood of surface water flooding, from high (dark purple) to low (light purple)

SITE ANALYSIS

3.

3.11. Surveys Undertaken

Topographical Survey

A Topographical survey for the site was undertaken in March 2024 by Malcolm Hughes, Chartered Landscape Surveyors.

The topographic survey identified the physical content and layout of the site area. In addition, the survey identified the site levels and inventory of landscape elements used as a basis for the landscape design.

The outputs of the survey are included in the Appendix A.1.

Utilites Survey

A desktop survey for the site was undertaken in February 2025 by AtkinsRéalis Utility Solutions. This Utility Search Report has been completed in accordance with the methodology detailed within PAS 128:2014; Specification for underground utility detection, verification, and location, defined therein as Survey Type D.

The outputs of the survey are included in the Appendix A.2.

From review of utilities information received against the proposed design, no major clashes with existing asset have been detected from at this stage. Further investigation and clash analysis will be carried out as the design evolves.

Swept path analysis of the existing site has also been undertaken by AtkinsRéalis engineers; Refer to section 3.13.



Fig. 27 | Extract of Topographical Survey

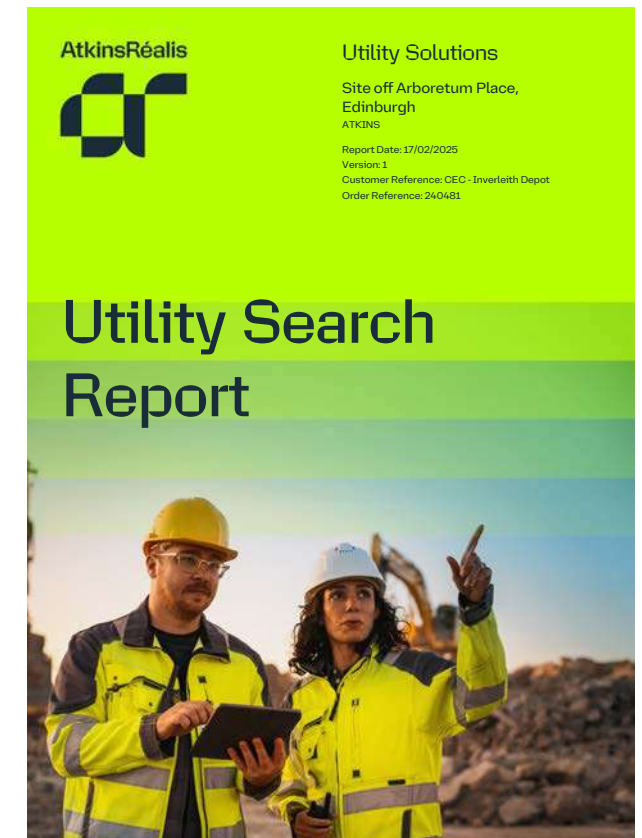


Fig. 28 | Extract of Utility Search Report

SITE ANALYSIS

3.

3.12. Existing Access and Movement

There are four existing access points to the maintenance depot. Vehicular access is from main Inverleith Park entrance from Arboretum Place along the northern boundary of the site to the west of the Farmhouse.

The other three access points are pedestrian only and consist of a wide access gate to the northern boundary by Tanfield Bowling Club, a gate to the northern boundary by the Farmhouse building, and a single leaf gate to the southeastern corner which connects via a stepped route to Lovers Lane.

KEY




-  Vehicle movement routes
-  Vehicle access gate
-  Pedestrian access gate



Fig. 29 | Existing Vehicle Access to Inverleith Depot.



Fig. 30 | Key access points and vehicular movements within the existing Depot site

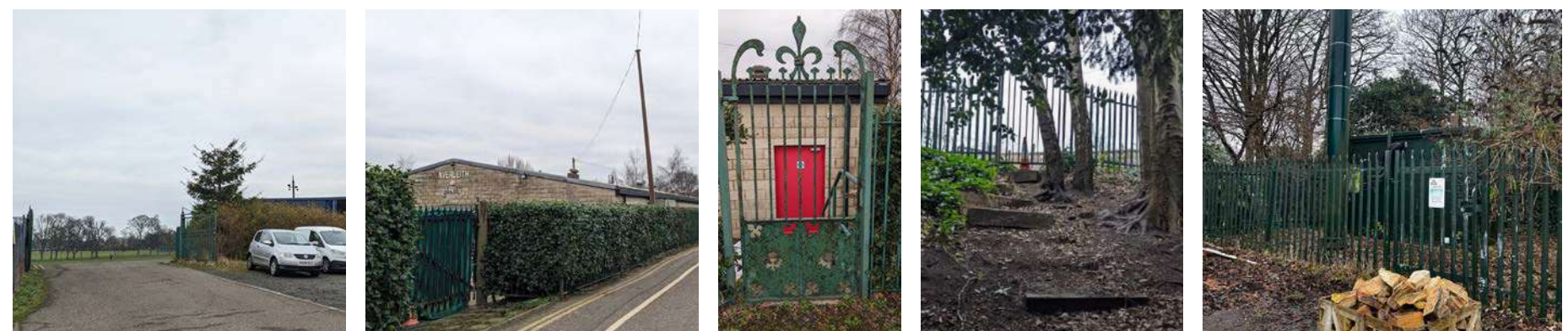


Fig. 31 | Existing site photographs. Main entrance (1); Gate by Tanfield Bowling Club (2); Gate to the north of the Training Centre (3); Gate to Lover's Lane (4); Telecommunications access gate (5)

SITE ANALYSIS

3.

3.13. Vehicle Movement and Swept Path Analysis

The current vehicular access to Inverleith Depot is via Arboretum Place and Inverleith Terrace. Accessing the site vehicles travel west along Arboretum Place and enter the site to the south as shown in Figure 33.

Exiting the site vehicles leave to the north and travel east along Arboretum Place before rejoining the main carriageway links to the north and east as shown in Figure 34.

The current function of the site, as a storage depot, requires vehicular access to the majority of the site interior; with dedicated routes running east west and north site and informal movement and parking across the site.

AtkinsRéalis highway engineers have undertaken vehicle swept path analysis which maps vehicular access and egress into the site. Movements along the existing access routes into the storage areas and along the existing maintenance access wayleave route, which serves the telecommunications mast the south-eastern corner of the site, have also been tracked. Refer to Appendix A.4 and extracts opposite.

At this stage vehicle tracking has been undertaken using a MercedesSprinter Panel Van type vehicle. Potential larger vehicles use the site but details of specific vehicles were not available.

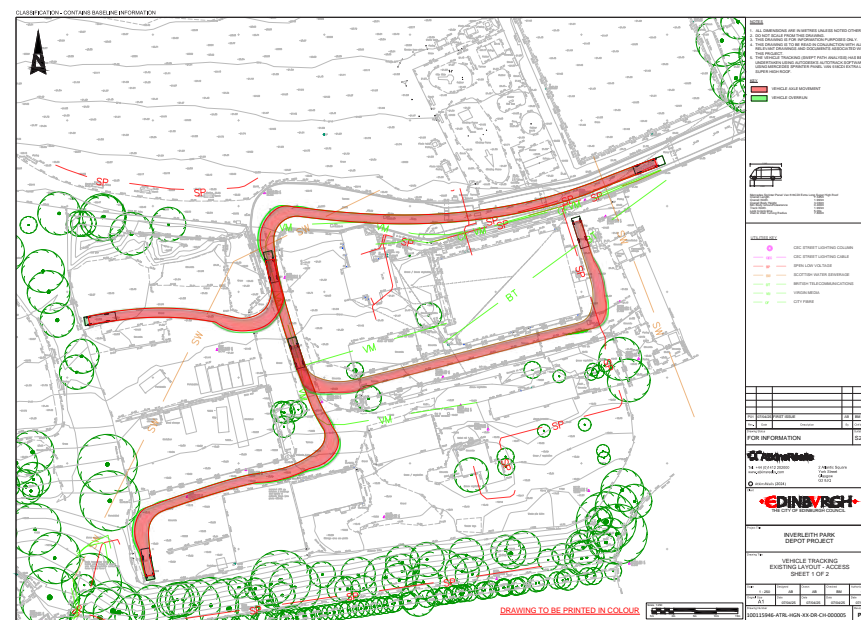


Fig. 33 | Extract of Vehicle swept path analysis - Access

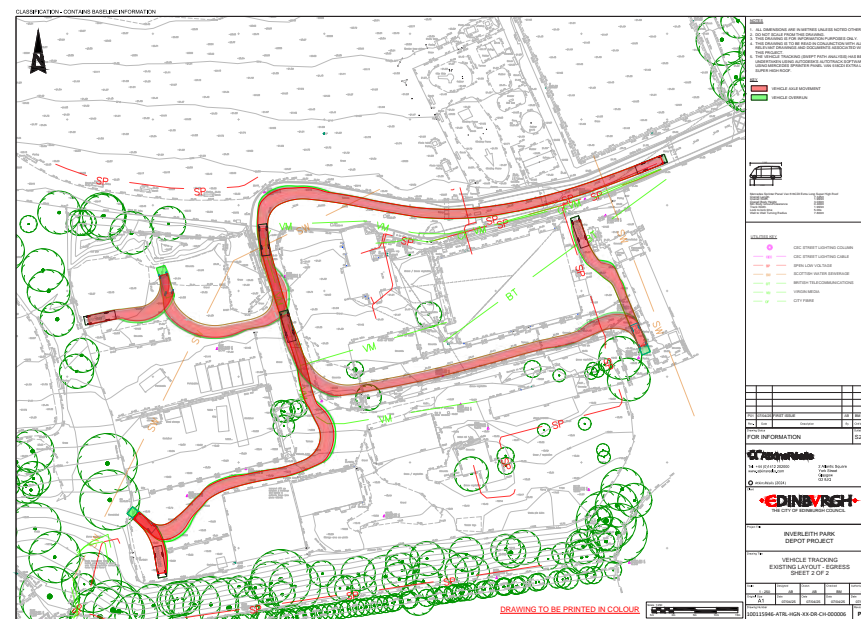


Fig. 34 | Extract of Vehicle swept path analysis - Egress

3.14. Wayleave Maintenance Access

Access to the existing telecommunications infrastructure located in the southeast extents of the site is required via the site as shown in Figure 32. Access is via a single leaf gated access to the southwest corner.

There is a current lease agreement (31682 Lease - see Appendix A.3) in place which details the following:

1. Wayleave permissions
2. Ownership
3. Frequency of Access

The document (31682 Lease) does not explicitly specify the vehicle type required for access and maintenance purposes. At this stage it has been assumed that Mercedes Sprinter Panel Van type vehicle will be adequate to carry out any maintenance activities associated with the telecom mast. This van type was used to carry out vehicle tracking of the existing conditions, refer to Appendix A.4 for further details. Further liaison with the utility provider of the telecom mast will be required as the project advances to ascertain the likely vehicles that will be used to attend the site.



Fig. 32 | Wayleave access required through the Depot to the southwest corner.

SITE ANALYSIS

3.

3.15. Contaminated Land Desktop Study Outcomes

A desktop study was undertaken in March 2025 by AtkinsRéalis' Environmental Consultants to investigate any potential land contamination within the Depot site which are summarised below.

The potential sources of contamination at the site are a historical nursery, council depot including workshops, fuel and waste storage, and Made Ground associated with the historic and current development. Based on a review of the information currently available and the initial conceptual site model, it has been determined that the overall risk of ground contamination for any potential proposed development ranges from Low to High with the potential for contamination to be present within the site soils which could be a risk to human health, property or the water environment. Based on the site walkover the west of the site is likely to be at higher risk of contamination than the east, however ground conditions will vary across the site. The site development plans should incorporate this assessment with higher risk land uses in the east of the site such as community gardens and allotments and lower risk land uses in the west to potentially reduce remediation costs.

We recommend that an intrusive ground investigation is undertaken at the site to more accurately evaluate the ground and groundwater conditions, confirm the presence or absence of potential ground contamination and obtain engineering parameters for the ground at the site. This will support the optioneering proposals for the client to consider.

CEC should consider as part of the development design, the re-use of excavated soils and materials within the design. There are a number of potential systems available to legally manage the re-use of site-won materials as part of any construction works if appropriate, information can be provided on request.

The full report is available in **Appendix A.5**.



Fig. 36 | Front cover of the Geotechnical and Geo-Environmental Study

SITE ANALYSIS

3.

3.16. Site Boundary Conditions

The images opposite illustrate the existing boundary conditions to the Depot site.



Mature trees and vegetation form a green boundary between the Depot and the Sundial Garden



Hedgerow to the northern site boundary and eastern boundary to Tanfield Bowling Club



Matrue trees and vegetation to Lover's Lane and the southern site boundary behind the telecommunications mast



Mature hedge to the northern boundary with Inverleith Park



Mature trees and vegetation to Lovers Lane and the southern site boundary



Mature trees border the southeastern site boundary and Arboretum Avenue



Fig. 37 | Photographic review of existing boundary conditions

KEY SITE CONSTRAINTS AND OPPORTUNITIES

3.

3.17. Site Constraints and Opportunities

The plan opposite and description below sets out the key site constraints and opportunities.

Constraints:

- Existing topography; poses a challenge to achieving compliant footway gradients in a north/ south direction due to the significant level change.
- Boundary vegetation; mature vegetation, predominantly to the east and south, may limit opportunities for onward connections and require removal of some trees.
- Neighbouring land uses; lighting and noise considerations should consider potential light spill and activities which may impact neighbouring uses. The Sundial garden has been identified as a 'quite area'.
- Drylaw Burn culvert; which runs along the eastern boundary. Potential loading and drainage implications
- Ground contamination (refer to Appendix A.6); risks associated with future site uses and a remediation strategy should be developed.
- Existing building access and wayleave requirements

Opportunities:

- Bring existing heritage buildings into use.
- Potential to retain existing retaining walls and exploit the existing levels with localised re-grading of key routes to achieve compliant footway gradients.
- Use and zoning; zone site to provide a range of uses to support varied end users.
- Site permeability and linkages; opportunity to provide additional pedestrian access points to the eastern boundary to improve links to the wider Inverleith Park via the adjacent Sundial garden.



Fig. 38 | Constraints and opportunities diagram with surrounding context and designations boundaries



4. Stakeholder Engagement

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STAKEHOLDER ENGAGEMENT

4.1. Introduction

The City of Edinburgh Council (CEC) has an ambitious agenda for change, for a healthier, thriving, fairer and compact capital city with a higher quality of life for all residents.

The Inverleith Depot Project is one of many that reflects this bigger vision for the city and in response to some of key city plans and strategies including:

- Edinburgh's Thriving Greenspaces 2050 Vision and Strategy (April 2025): A vision and strategy for the City of Edinburgh Council's Greenspaces April 2025
- City Plan 2030: the new Local Development Plan for Edinburgh which will set out policies and proposals for development in Edinburgh between 2020 and 2030.

Engagement is a key element of any design project, providing valuable input from stakeholders during its development and execution. To support the design development of the Inverleith Depot a series of engagements of events were held from the end of February and throughout March 2025 and formed a key part of the project.

The design team engaged with stakeholders using a 'You Said - We did' philosophy which aimed to proactively engage the groups and demonstrate tangible outcomes which realised the groups aspirations within the design proposals. Using this approach, we were able to build a shared understanding of the requirements, challenges, and opportunities for the project and help to manage expectations.

This chapter covers the first round of engagement, the feedback from which fed into design development and proposals presented to the stakeholders in a second round of engagement covered in Section 5.15.

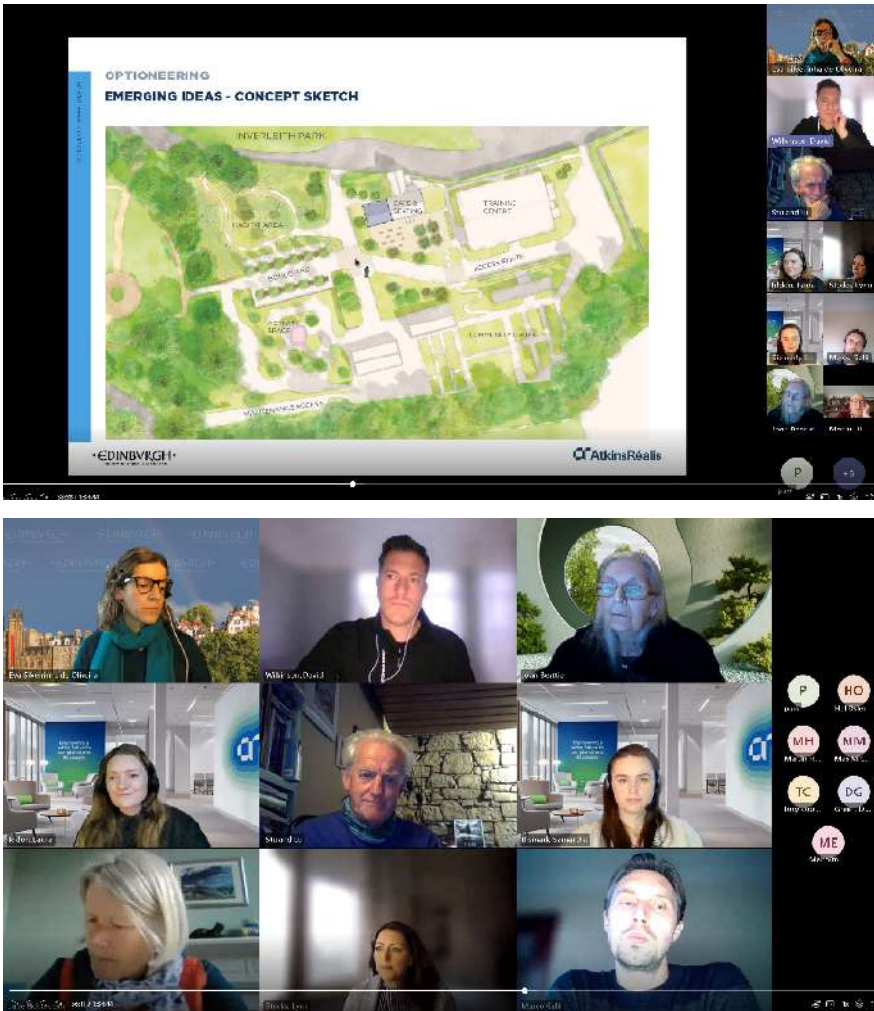


Fig. 39 | Extracts from the second online consultation



Fig. 40 | Consultation invite material to first round of online consultation

STAKEHOLDER ENGAGEMENT

4.

4.2. Stakeholder Engagement Round 1 - Overview

A first round of stakeholder engagement consultations and workshops were carried out at the end of February and early March 2025. The sessions engaged local stakeholder groups with a view to gaining feedback on initial site analysis and opportunities for the Depot site and to gauge potential demand for building uses appropriate for the local community.

The consultations included:

- Online stakeholder consultation - 27th February 2025
- Comley Bank Scouts and Cubs workshop - 28th February 2025
- Broughton High School workshop - 3rd March 2025
- Broughton High School workshop - 4th March 2025
- City of Edinburgh Maintenance Team Workshop - 6th March 2025

Highlights from the consultation included:

- Reuse of buildings for example the farmhouse as a cafe, soft play in the training centre, and gardening facilities;
- Semi-private and semi-enclosed areas ideal for education and safeguarding groups of children;
- Decreasing traffic into the site and improving accessibility for all users;
- Providing green space and surface water management to avoid flooding;
- Maintaining and respecting the quiet, reflective nature of the Sundial Garden;
- Outdoor activity spaces for recreation for older groups of young people.

Full details of the stakeholder meetings and workshops can be found in Appendix B.



Fig. 41 | Word cloud of engagement feedback

STAKEHOLDER ENGAGEMENT

4.

4.3. Round 1 Online Stakeholder Consultation Feedback

The first online consultation presented a photographic site tour around the existing buildings and compound areas from the site visit in January 2025 followed by site analysis and initial thoughts on options for meanwhile and long-term uses of the site.

The consultation included representatives from the following key stakeholder groups;

- Friends of Inverleith Park,
- Ward Councillors,
- The Royal Botanic Gardens,
- Inverleith Allotments,
- Local businesses,
- Comley Bank Scouts,
- Tanfield Bowling club
- and a private investor.

The consultation was recorded and meeting notes are available in **Appendix B**. Extracted quotes from the initial online stakeholder consultation can be seen opposite.



"Retain the calmness that is within the sundial garden and be more reflective of what is there already"

"A Skatepark may not fit within the nurturing and community-based ethos, resulting in conflict"

"greenery and flood prevention"

"love to see an area where they can do outdoor activities, that the group can set up for teaching how to cook over a fire without worrying about the general public"

"too much hard standing"
"need for more greenery, and the need for more things for older children"

"growing spaces to provide space and peace to come together to meet like-minded people"

Fig. 42 | Feedback from the online consultation alongside a mood board of the key themes

STAKEHOLDER ENGAGEMENT

4.

4.4. Round 1 Workshops with young people

We recognised the importance for everyone to have a voice in the proposals and to contribute their ideas towards the Depot project. Using the United Nations Convention on the Rights of the Child (Incorporation) (Scotland) Act 2024, the children and young people were able to exercise the following rights in these consultations:

- Article 12 (UNCRC) - to be heard in the matters that affect them;
- Article 13 (UNCRC) - freedom of expression;
- Article 15 (UNCRC) - to gather and organise their own activities;
- Article 24 (UNCRC) - to a healthy environment;
- Article 29 (UNCRC) - to an education that encourages children to respect society and their environment
- Article 31 (UNCRC) - to relax, play and take part in cultural activities.

Consulting with children and young people provides valuable input in shaping the designs and their rights need to be embedded in the planning processes. Their engagement and feedback will help shape a space for people of all age groups to make the Depot a thriving local community space and welcome addition to Inverleith Park.

There were 72 participants in total covering sessions with:

- Comley Bank Cubs (24 children 8 to 10 years old);
- Comley Bank Scouts (22 young people between 10 to 14 years old);
- Two classes at Broughton High School (26 students between 14 to 15 years old).

“Your rights to have a say in the Depot proposals”



Fig. 43 | The 28 Articles of the UN Convention on the Rights of the Child (2024)

Over to you!

How would you like to use the space?

- What do you currently do for **fun** outdoors?
- Do you prefer open green spaces, more structured activity areas, or a mix of both?
- What **activities** would make you like to see in the **buildings** and in the **park**? (e.g. Cafe, sports, art, social spaces, relaxation, space for community groups and crafts)
- What types of **facilities** would you like to see? (e.g. Skate park, parkour, climbing walls, ping-pong, quiet zones, performance spaces)
- Would you use outdoor seating and spaces for gathering and events?
- Would you be interested in features like rain gardens, wildlife areas, or community growing spaces?
- What kind of lighting or features would make the space interesting?



Fig. 44 | A slide of prompt questions from the Broughton High School workshops



Student ideas from Broughton High Workshop 1



Student ideas from Broughton High Workshop 2



Student ideas from Broughton High Workshop 1



Student ideas from Broughton High Workshop 2

Fig. 45 | A selection of plans annotated by the students



Broughton High Workshop 1



Broughton High Workshop 1

Fig. 46 | Photographs from the first student workshop

KEY STAKEHOLDER ASPIRATIONS FOR SITE

4.5. Key themes and Design Strategies

Based on the outcome of engagement sessions, the design team identified a series of key themes (opposite) which married the stakeholder consultation and workshop feedback to the overarching aspirations for the site.

As explored in the Vision section of the report, the proposals for the depot site should have a strong emphasis on creating spaces for people and nature with a focus on 'place'. To achieve this overarching aim, the design team will seek a balanced approach with an appropriate reallocation of the space to serve the requirements of both local users and areas dedicated to improving biodiversity and habitat creation.

A series of strategies to reflect the site aspirations, have been developed. These are explored within the Design Development section of this report. The design strategies will form the basis of the proposed scheme which seeks to organises the site into a legible arrangement of spaces and routes.



Fig. 47 | Diagram to visualise how the key themes shape and relate to the proposed strategies

5. Design Development

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DESIGN STRATEGY

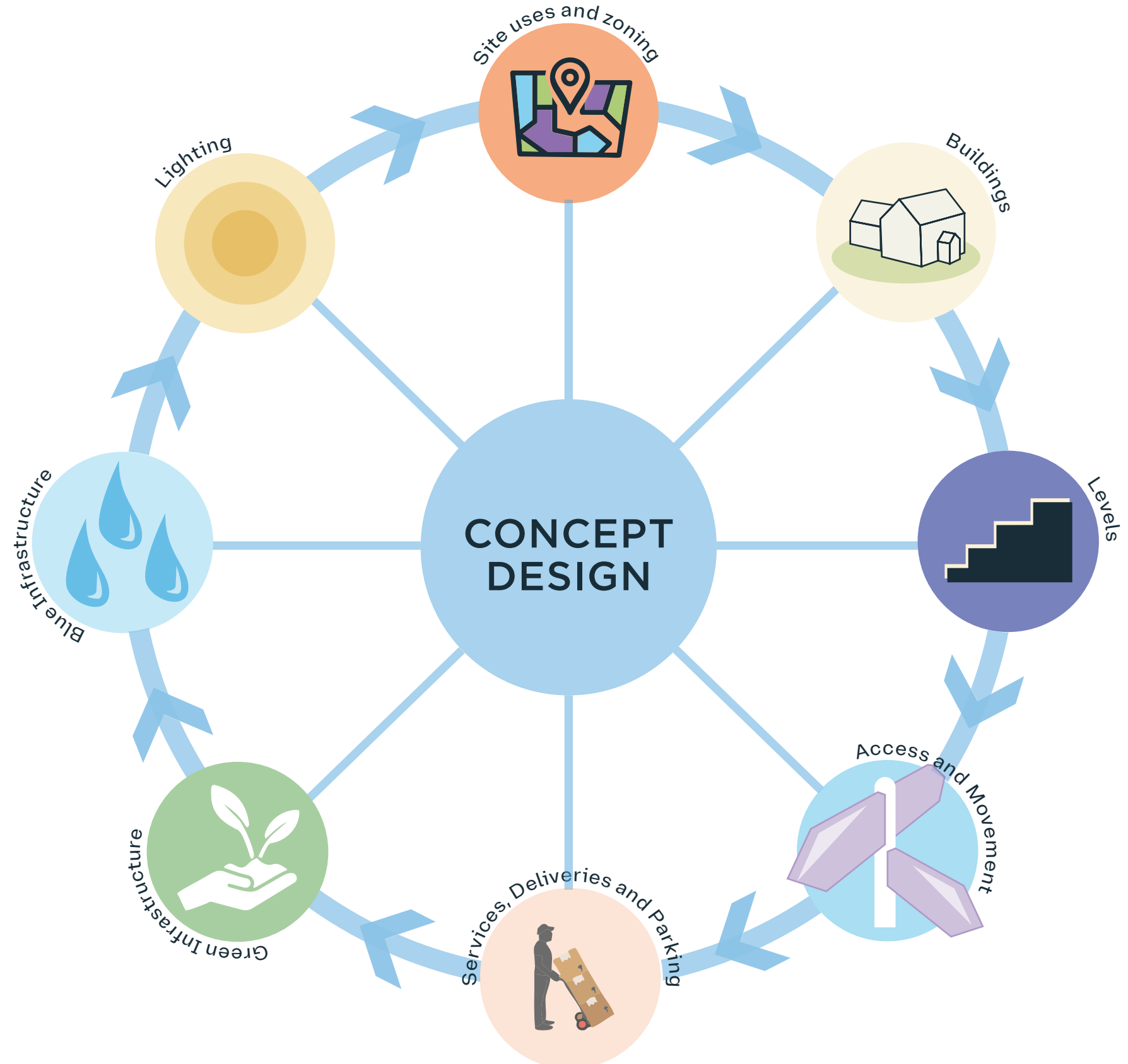
5.

5.1. Design Strategy

The following pages sets out the key design strategies covering:

- Site Uses and Zoning
- Building
- Levels
- Access and Movement
- Servicing, Deliveries and Parking
- Green Infrastructure
- Blue Infrastructure
- Lighting

The proposals developed below are based on the site constraints and opportunities, the key themes emerging from the stakeholder engagement workshops, client feedback sessions and design development.



DESIGN DEVELOPMENT

5.

5.2. Site Uses and Zoning Strategy

Proposals for dividing the site into spaces broadly follow the levels of the site with the emergence of five main areas:

1. **Soft** - Wildlife, biodiversity, quiet area
2. **Active** - Recreation
3. **Depot Hub** - Commercial, dining, outdoor seating
4. **Servicing** - Restricted vehicle access
5. **Community** - Growing, educational activities

The proposed site uses have been developed in conjunction with client aspiration and stakeholder engagement feedback.



Fig. 48 | Zoning strategy diagram

DESIGN DEVELOPMENT

5.

5.3. Buildings Strategy

The building strategy focuses on building conditions, their potential for reuse and their relationship to the wider depot proposals. The existing buildings are in various conditions, their current functions include offices, welfare facilities, equipment storage, and workshops. A phased approach to building works can prioritise opening up key areas of the site to the public, with more sensitive refurbishment and restoration works following at a later date.

The proposed buildings strategy diagram opposite shows all the buildings on site, the green buildings are proposed for refurbishment/retrofit. The farmhouse has been identified as a potential location for a cafe. To achieve the necessary covers for a viable business case the cafe would require an extension, the potential location is identified in blue.

The strategy also indicates the buildings unsuitable for reuse, these have been recommended for removal and also highlights the opportunity for relocation of the shed either in the park or in another location to be decided by City of Edinburgh Council at a later date.



Fig. 49 | Building strategy diagram

KEY

- Buildings for retention
- Potential building for removal
- Potential building for relocation (on or off site)
- Potential extension

DESIGN DEVELOPMENT

5.

5.4. Levels Strategy

Existing levels on site do not support accessible pedestrian movement.

The proposed scheme seeks to refine the existing levels to ensure accessible gradients, working with the existing split levels layout to utilise sub-spaces and take advantage of vantage points. Existing site won material will be reused on site wherever possible to achieve a cut & fill balance to optimise cost and sustainability.



Fig. 50 | Levels strategy diagram

KEY

- Upper level
- Lower level
- Retaining feature
- Existing retaining wall removed
- Accessible routes (designed to current accessibility standards)

DESIGN DEVELOPMENT

5.

5.5. Access and Movement Strategy

Proposals seek to provide legible, pedestrian focused routes through the site with public vehicle access limited to the proposed parking area to the east only (refer to 5.6). Emergency services, servicing and maintenance access is proposed along Shared routes and a re-aligned wayleave route as shown opposite (further details in section 5.6).

The primary pedestrian routes will run east / west and north site supporting improved circulation and permeability to the east (link to Sundial garden) and north (link to Inverleith park). Secondary routes will provide access to the sub-spaces throughout the site. All proposed pedestrian footpath will be designed to current accessibility standards with compliant gradients to ensure access for all.

KEY

-  Shared pedestrian and occasional vehicle access
-  Key pedestrian route
-  Secondary pedestrian route
-  Maintenance wayleave route
-  Vehicle control
-  Retaining wall
-  Key interface area

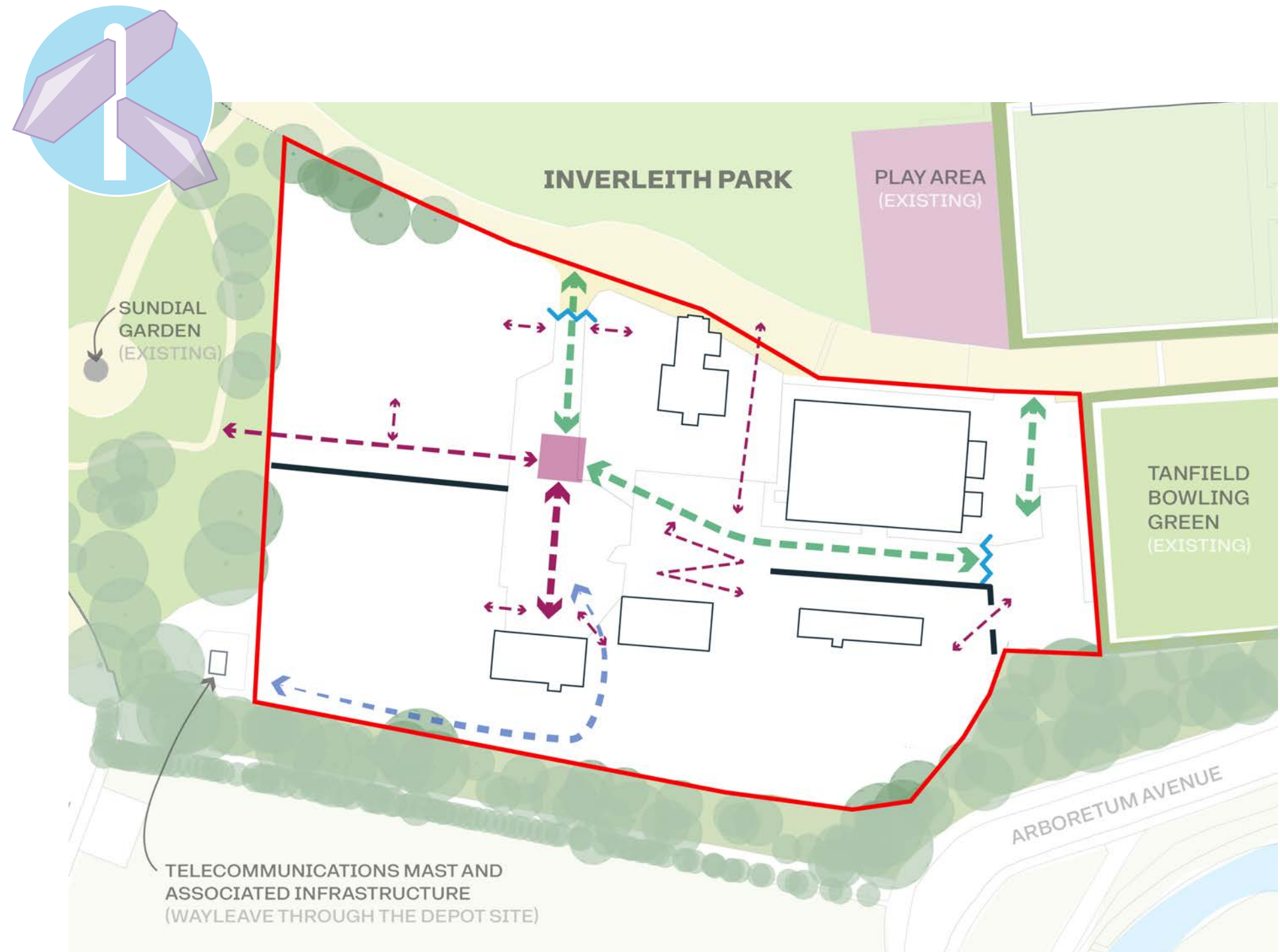


Fig. 51 | Access and circulation strategy diagram

DESIGN DEVELOPMENT

5.

5.6. Servicing, Deliveries and Parking Strategy

Vehicular access within the site will be restricted via vehicle controls, ensuring emergency services and deliveries can access the site as required.

It is anticipated that a small number of parking bays will be required to provide parking for accessibility (Blue Badge holders) and site staff / maintenance vehicles. The requirements will be defined by local policy, to support future building use, with exact requirement refined at the next stage.

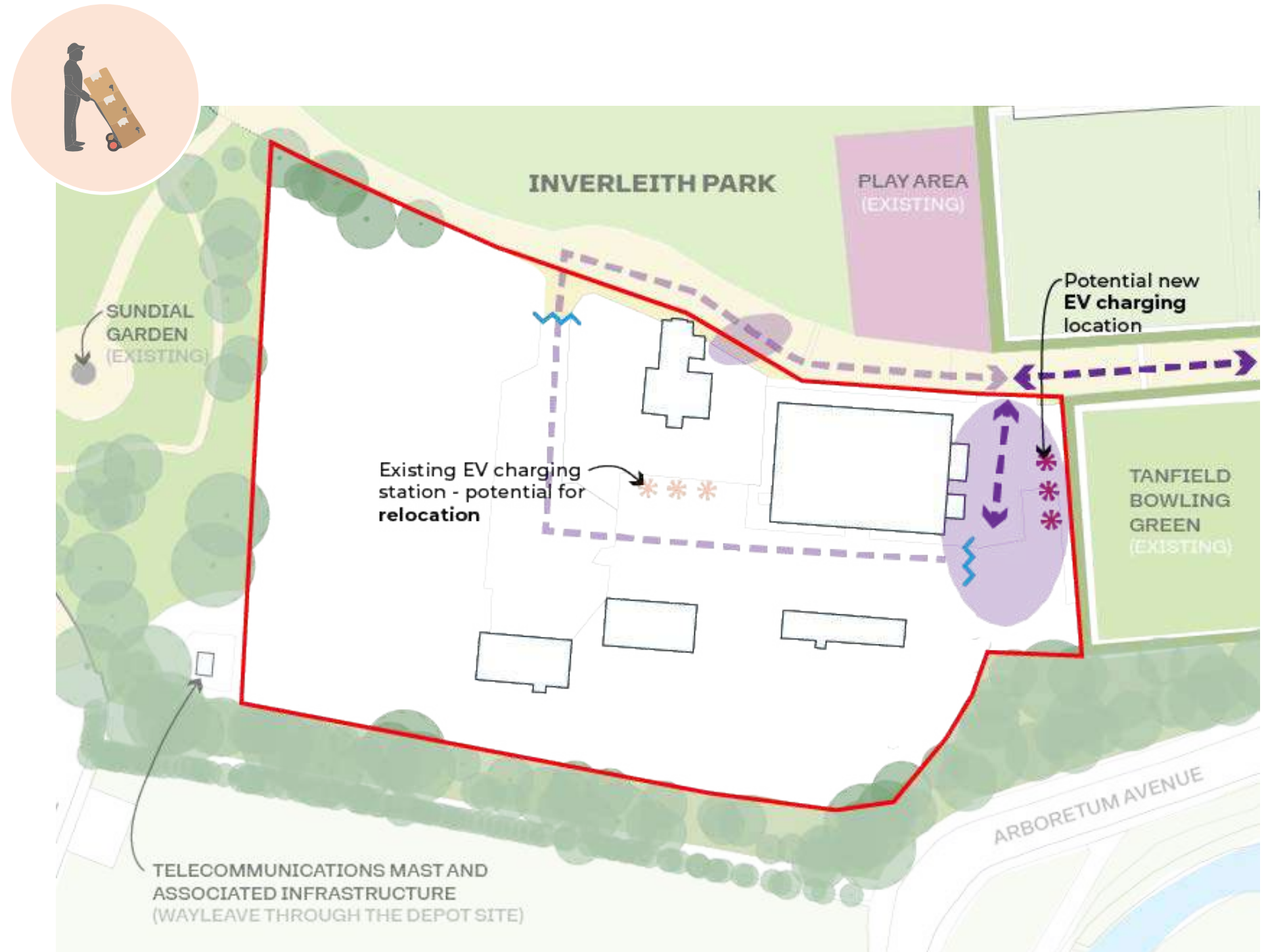








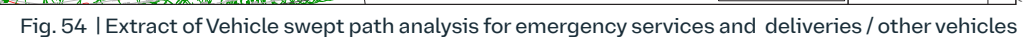
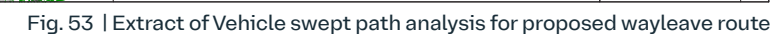
Fig. 52 | Servicing, deliveries and parking strategy diagram

KEY

-  Servicing access
-  Occasional access
-  Vehicle control
-  Parking / delivery zone
-  Existing EV charging location
-  Potential location of EV charging

5.7. Vehicular Movement Strategy & Swept Paths

As more information on potential other vehicles that may be required to access the site becomes available as the project advances, further vehicle tracking will be carried out to ensure all movements can be made.



DESIGN DEVELOPMENT

5.

5.8. Green Infrastructure Strategy

- Tree planting along key routes
- Providing space for community growing areas
- Wildlife and biodiversity enhancement
- Integrating ornamental planting into public spaces
- Allocating space for a community croft and use of buildings for storage, associated activities and educational purposes.



KEY

- Tree planting
- ▨ Wildlife and biodiversity enhancement
- ▨ Ornamental planting in public areas
- ▨ Produce growing

Fig. 55 | Green infrastructure strategy diagram

DESIGN DEVELOPMENT

5.

5.9. Blue Infrastructure Strategy

- Explore sustainable drainage opportunities
- Where possible to intercept, slow the flow and store surface run off on site
- Improve surface infiltration through increased soft areas
- Enhancing biodiversity.



KEY

- ➔ Possible surface run off routes
- ▭ Sustainable drainage systems (SuDS)
 - Rain gardens
 - Swales
 - Permeable surfacing

Fig. 56 | Blue infrastructure strategy diagram

DESIGN DEVELOPMENT

5.

5.11. Emerging Ideas - Concept Sketch

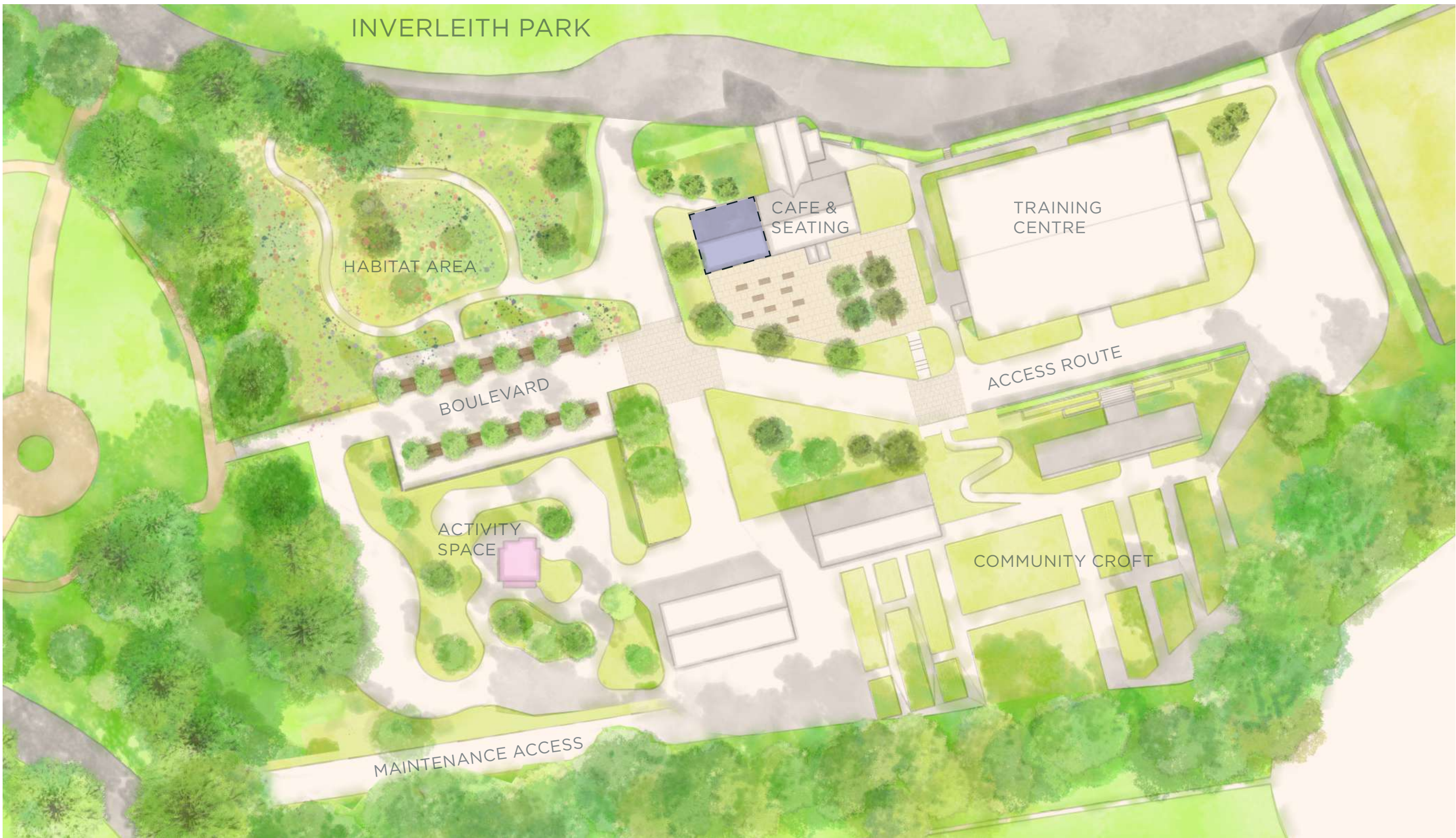


Fig. 58 | Concept plan of the proposals presented to the second stakeholder consultation

DESIGN DEVELOPMENT

5.

5.12. Artist Impression - Birdseye View



Fig. 59 | Birdseye view of the proposals presented to the second stakeholder consultation

STAKEHOLDER ENGAGEMENT

5.

5.13. Stakeholder Engagement Round 2 - Overview

A second round of stakeholder engagement took place at the end of March 2025 following the design development and production of an initial concept design. The session provided an opportunity for stakeholder feedback on the emerging ideas for the Depot site and gauged potential opportunities for community engagement / partnerships and funding avenues.

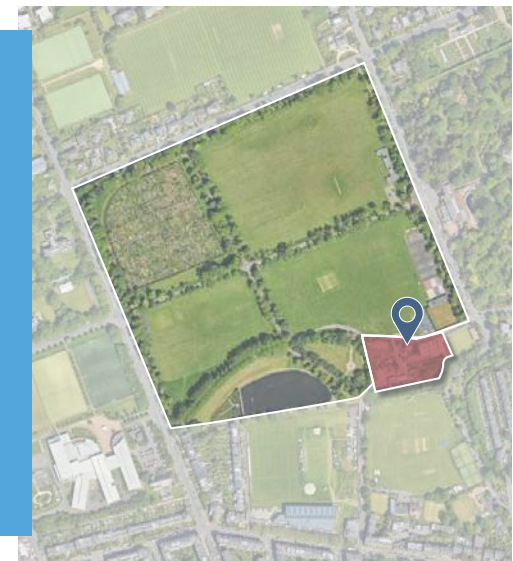
The presentation included:

- A recap on the project development, engagement and design process so far;
- How the design team have developed proposals to achieve the project vision through a series of strategies for buildings, zoning, access, servicing, green and blue infrastructure, and lighting;
- What the site might look like illustrated on sketch proposals, visualisations and precedent images.

The second consultation included representatives from the following key stakeholder groups;

- Friends of Inverleith Park,
- Ward Councillors,
- Heriot-Watt University,
- Inverleith Allotments, and
- Edinburgh Model Boat Club

The consultation was recorded and meeting notes are available in **Appendix B**. The next page contains extracted feedback quotes from the session.



Inverleith Park Depot

ENGAGEMENT WORKSHOP 2

RIBA STAGE 2
25TH MARCH 2025



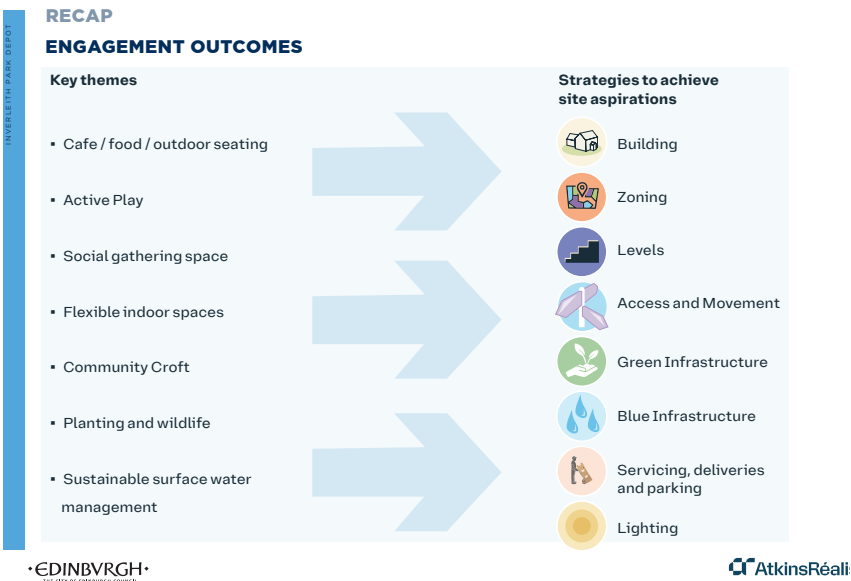
EDINBURGH THE CITY OF EDINBURGH COUNCIL AtkinsRéalis

OPTIONEERING EMERGING IDEAS - CONCEPT SKETCH



EDINBURGH THE CITY OF EDINBURGH COUNCIL

AtkinsRéalis



What are your thoughts?

- Have we missed anything?
- Have we captured the themes from the last session?
- Where should we start?
- What are the community priority areas?
- When should the park be accessible? (out of hours, any zones within the park gated?)
- Funding and volunteer group opportunities?

EDINBURGH THE CITY OF EDINBURGH COUNCIL

AtkinsRéalis

Fig. 60 | Extracted slides from the second online stakeholder consultation

STAKEHOLDER ENGAGEMENT

5.

5.14. Online Stakeholder Consultation Feedback

The online consultation presented a recap of the current stage of design development and how feedback from the previous round of engagement has been incorporated into the design decisions using a 'You said; We did' philosophy.

A selection of feedback comments from the second online stakeholder consultation can be seen opposite and illustrate the generally positive reception the design development, in response to the previous round of feedback have received. Key themes from the feedback include:

- Vehicle access and movement
- Maintaining pedestrian priority
- Challenges around future funding
- A link from the site into the Sundial Garden was welcome.

Please refer to **Appendix B** for full meeting notes of the consultation discussion.

The feedback received during the second round of engagement has been considered by the design team and the concept design, presented in Section 6, updated to reflect comments received.

"The design really captures something for everyone, all parts of the community that everybody would feel that they've somewhere they could go, that would be meaningful to themselves, and people could come together."

"support for swales and the rain gardens, this type of infrastructure sounds amazing"

"The café and reuse of the buildings is a great way to get people into the park and the disabled access with the cars will still partially be required to some extent."

"Have we got the money for this to happen? This is the thing can we translate your magnificent ideas into fact that is the thing that worries me most."

"a little bit of engagement with some like the Edinburgh Access Panel or Ewan's guide"

"concern about car access as a lot of work has been done to reduce car access into parks, and regarding the shared access areas, the challenges around managing this"

Fig. 62 | A selection of feedback quotes from the second online stakeholder consultation

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CONCEPT DESIGN

6.1. Introduction

This section of the report sets out the concept design proposals for the depot site.

The proposed layout and site functions seek to address both the site challenges and community aspirations via a legible arrangement of routeways and spaces which meets the needs of the local community and visitors. A new tree lined 'boulevard' east-west connection is proposed to link the site to the Sundial garden to the west, with a primary and secondary connection improving permeability to Inverleith Park to the north.

A series of 'sub-spaces', accessed via the proposed primary north-south and east-west routes, provide varying functions; a dedicated bio-diverse habit area with native species planting and wildflower meadow is proposed in the north-west corner. An activity space, which can be viewed from the elevated 'boulevard' walk, in the southwest could house a climbing wall, or similar activity elements, with flexible seating and areas for community group activities.

A croft area, to the southwest corner, will reinstate growing space within the site and sits adjacent to the historic Victorian greenhouse and Pineapple house – an aspiration is also to utilise these historic green houses for growing and community activities. A terrace space with external dining and seating is proposed adjacent to the refurbished and extended Farmhouse building which will become a café and eatery. The newly refurbished Training centre, to the northeast, will house a variety of community and studio spaces (for further details of building uses refer to section 7). Accessible parking bays and staff parking will also be provided to the east of the site, access via a dedicated vehicular entrance in the northeast corner.

The varying site spaces are linked via accessible routeways which will support access for all user groups. A network of green spaces and tree planting also stitch together the varying sub spaces and provide a cohesive layout that could support sustainable drainage solutions and responds to the wider park setting.

6.



CONCEPT DESIGN

6.

6.2. Concept Plan

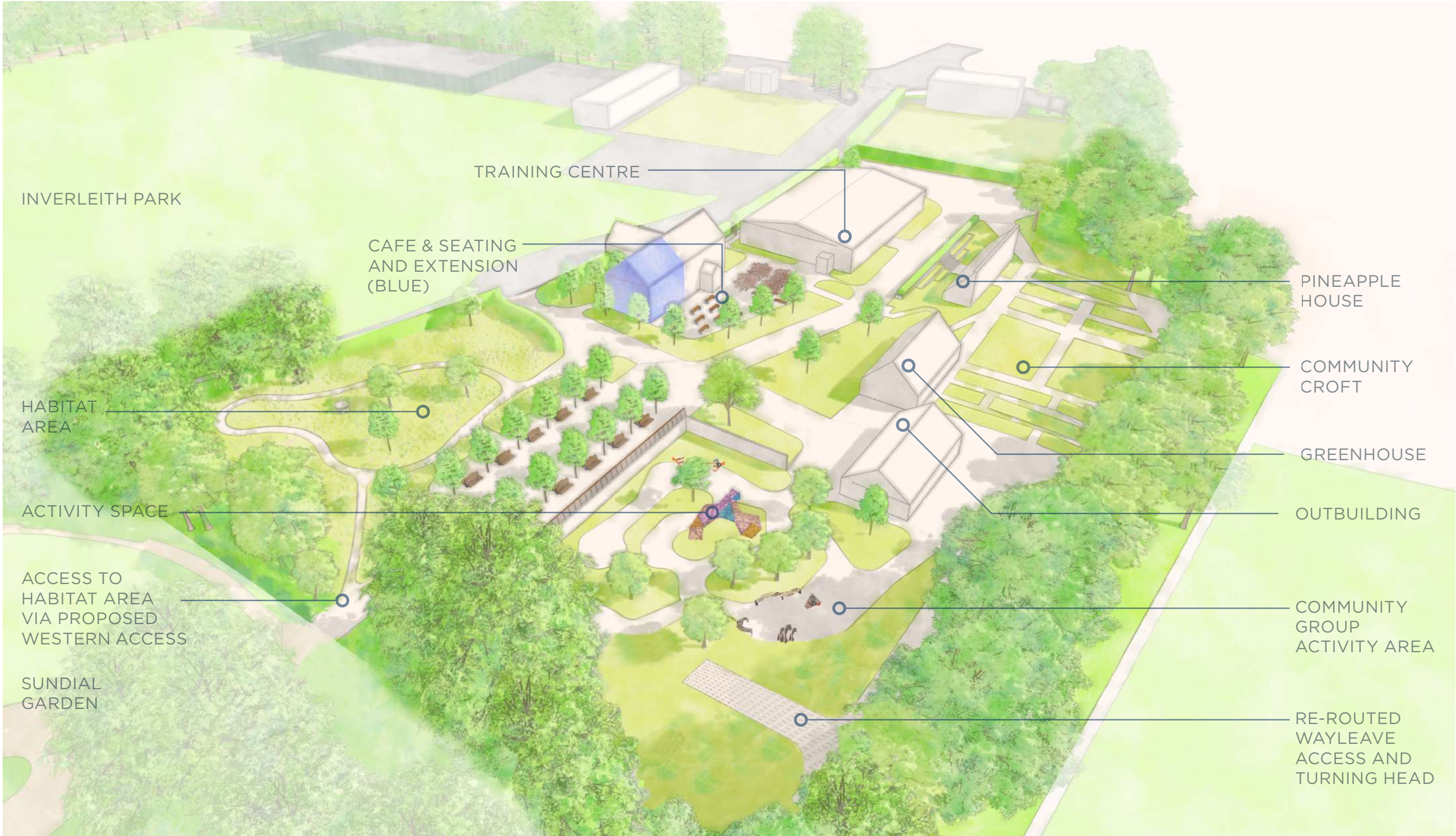


Fig. 63 | Concept plan

CONCEPT DESIGN

6.

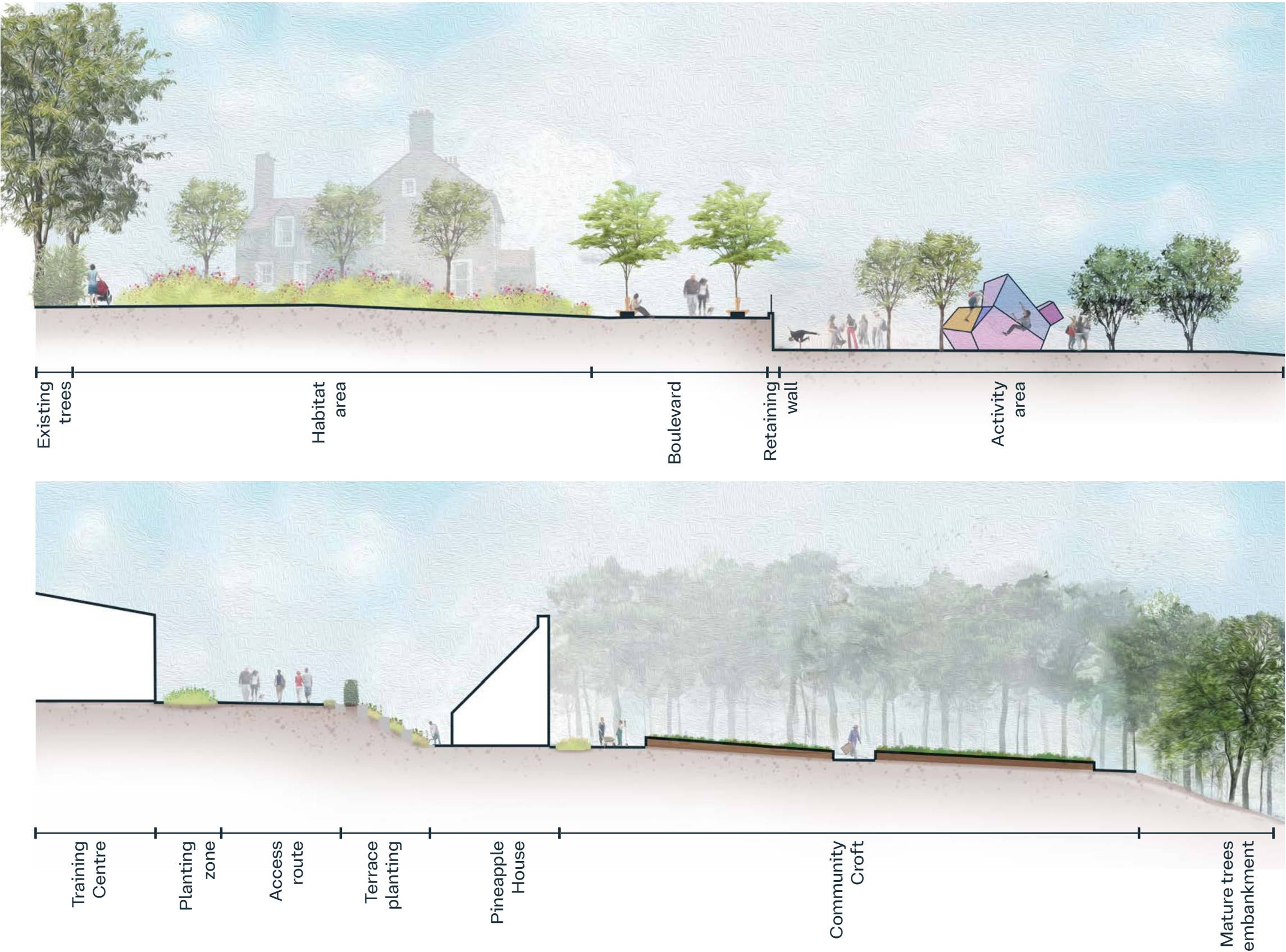
6.3. Artist Impression - Birdseye View



CONCEPT DESIGN

6.

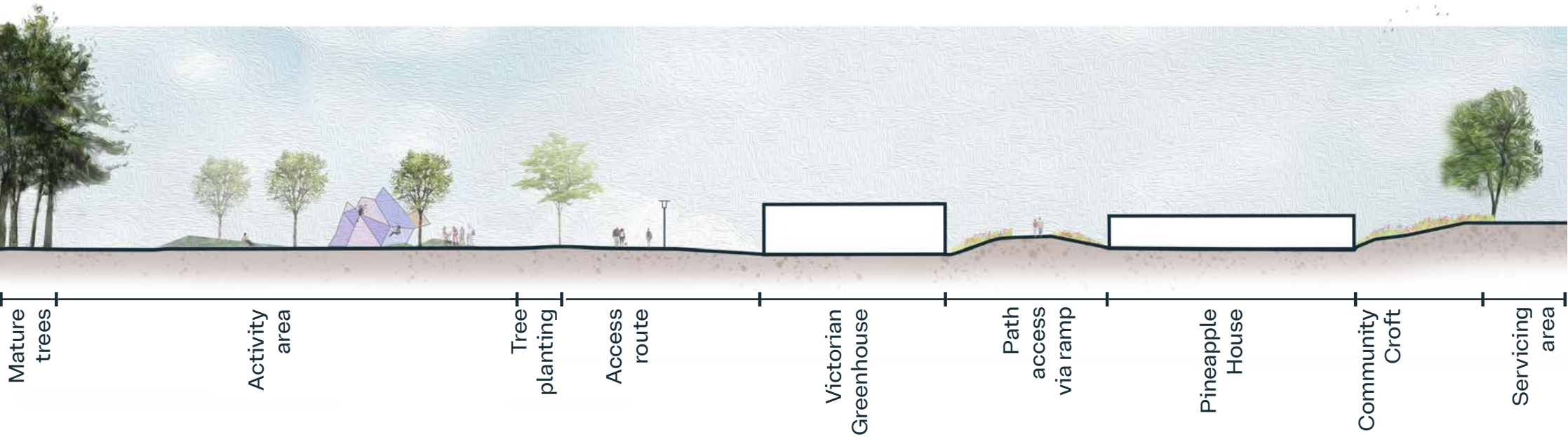
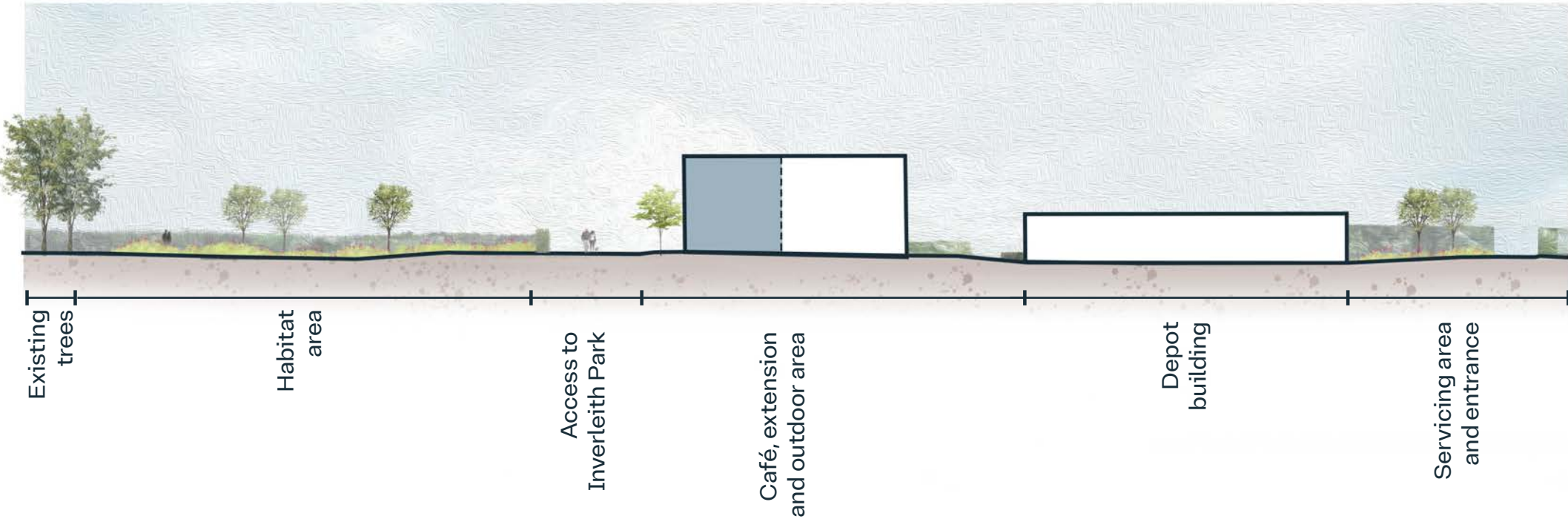
6.4. Indicative Cross Sections (North / South)



CONCEPT DESIGN

6.

6.5. Indicative Cross Sections (East / West)



CONCEPT DESIGN

6.

6.6. Visualisation - Boulevard



CONCEPT DESIGN

6.

6.7. Visualisation - Activity Area



CONCEPT DESIGN

6.

6.8. Visualisation - Habitat Area



CONCEPT DESIGN

6.

6.9. Site Furniture Palette

Street furniture selections should reflect the various end users and cater for a range of end users with varying needs.

Selected furniture should be of high quality materials such as stainless steel and hardwood. Products with recycled materials should also be considered.

Proposals for 'activity elements', such as climbing walls should be developed in consultation with local stakeholder groups.

Site furniture



Picnic table seating - steel & timber



Social seating



Stainless steel balustrades / handrails to steps and fall height protection areas

Activity and wildlife area



Boulder / climbing wall



Flexible seating for community groups



Interpretation board

Community croft area



Pergola or covered areas



Raised beds - timber



Timber sleepers to define areas and level changes

CONCEPT DESIGN

6.

6.10. Surfacing and Edging Palette

A robust palette of surfacing materials should be selected to provide legible and accessible routeways. High quality natural stone flag and block paving to external seating and primary pedestrian routes will lift the quality of the spaces. Secondary pedestrian routes / informal areas such as the croft, activity space and wildlife walk should be paved in a permeable unbound material such as breedon gravel.

Maintenance access track could be surfaced in a robust permeable surfacing treatment, such as grasscrete, to aid permeability and further green low trafficked routes.

Safety surfacing should be provided within the fall height protection areas of activity elements, such as the proposed climbing wall.

Selection of surfacing materials support the proposed hierarchy of spaces and tie in to the sustainable drainage strategy by providing permeable surfacing where possible. 'No-dig' surfacing should be considered where proposed surfacing is within the root zones of existing trees to protect mature vegetation.

Pedestrian areas



Natural stone flag paving to gathering spaces / primary routes



Breedon gravel / permeable surfacing to informal paths & croft area



Safety surfacing to activity area

Vehicular areas



Hot Rolled Asphalt with buff chippings to parking and primary vehicular routes



Grasscrete to maintenance access track

Edging



Metal edge to informal paths / croft area



Conservation kerb edge to vehicular areas



Natural stone block edging to gathering spaces / primary routes

CONCEPT DESIGN

6.

6.11. Soft Materials Palette

Proposed planting species should be selected to provide a mix of native species and biodiverse planting with ornamental species for formal public realm spaces.

Climate resilient species and low maintenance species selection should also be considered.

Further consultation with CEC maintenance team should be developed to ensure a robust and low maintenance planting palette in line with CEC policy and maintenance requirements.

Ornamental planting



Trees and herbaceous under planting create texture and colour



Ornamental planting to dwell spaces



Planting to activity area to integrate into parking setting

Wildlife / habitat area planting



Species rich planting to create a diverse habitat area



Opportunity for habitat creation features



Native species scrub planting to landform to create diverse habitat

Community croft planting



Orchard trees



Produce growing areas and lawns



Community croft and urban orchard precedent

7. Building Review

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BUILDING REVIEW

7.

7.1. Introduction

The Council's forestry and maintenance teams currently occupy the buildings within Inverleith Park Depot. The departments are due to vacate the site in late 2025/early 2026 to release the site back to public use.

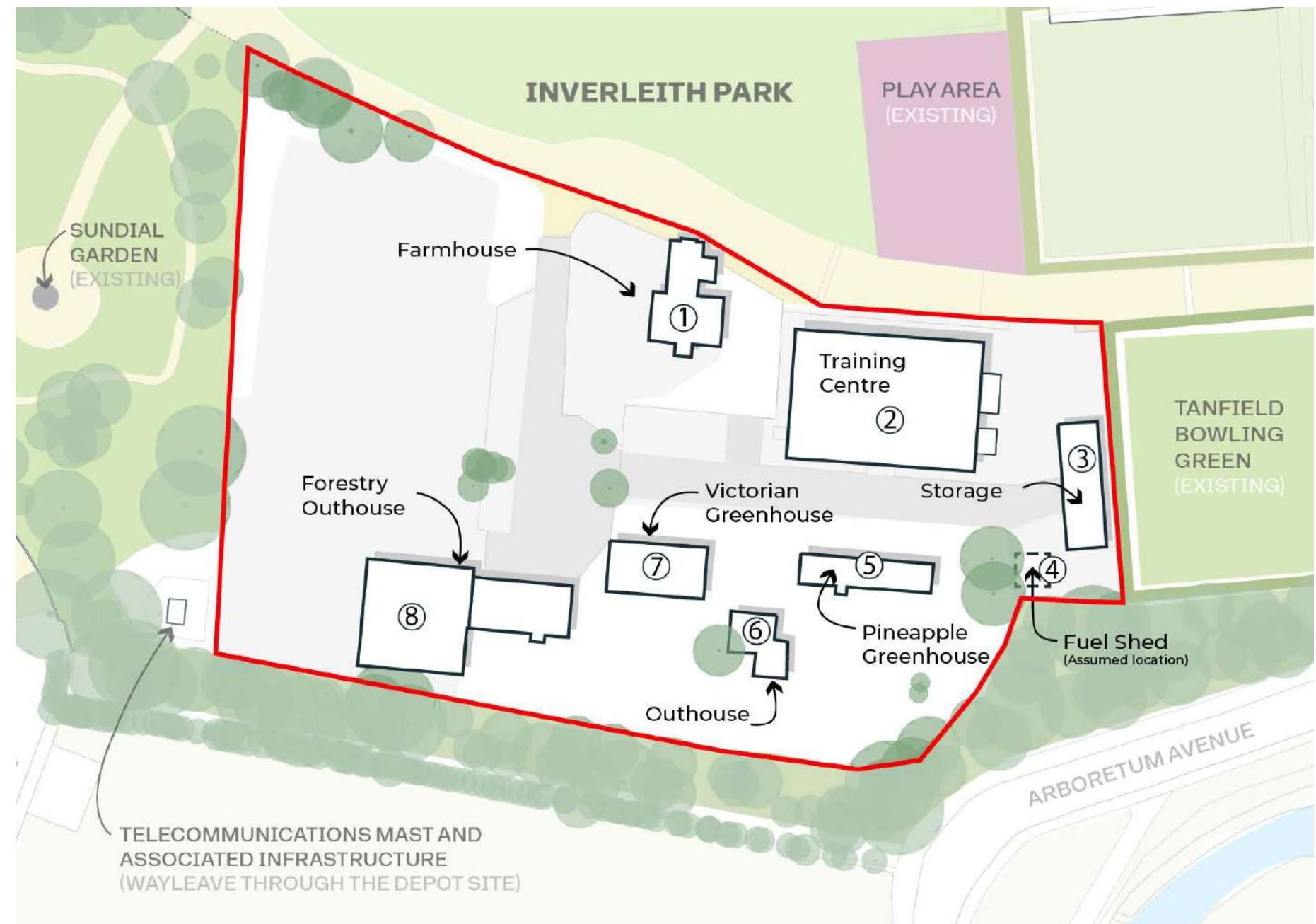
In November 2024, CEC surveyed the occupied buildings on site, identifying necessary repairs and the associated costs. This survey report marked all disused buildings on the site for demolition.

AtkinsRéalis were asked to review all buildings on the site for potential temporary and future use to support the community use of the site. The scope of our review was beyond the original CEC survey which focused on the occupied buildings; our review includes: adaptability, architectural quality and historic value of all buildings/structures within the depot site (captured within the building development plan). Some buildings proposed for demolition in the 2024 CEC survey have been recommended to be retained and retrofitted due to their historical value and stakeholder feedback.

There are 8 existing buildings/structures within Inverleith Park Depot highlighted in the diagram opposite.

This chapter covers:

- Existing building conditions
- Recommendations
- Temporary/Meanwhile use options
- Future uses



BUILDING REVIEW

7.

7.2. Existing Buildings



Building 1 - Farmhouse



Building 2 - Training Centre



Building 5- Pineapple Greenhouse



Building 6 - Outhouse



Building 7 - Victorian Greenhouse



Building 8 - Forestry Outhouse

BUILDING REVIEW

7.

7.3. Building Assessment

A photographic survey was conducted in January 2025 to inform potential opportunities for reuse for the 7 existing buildings within Inverleith Park Depot.

Building	Descriptor	Condition	Adaptability (Layout)	Architectural Quality	Historic Value	Recommendation	Comments
Building 1	Farmhouse	Fair	Low	Medium	High	Retain	Well positioned on site, oldest building on the depot site.
Building 2	Training Centre	Good	High	Low	None	Retrofit	Robust building, low visibility from park side.
Building 3	Storage	Good	N/A	None	None	Relocate	No power or water, relocation of existing storage structure to be explored.
Building 4	Fuel Shed	N/A	N/A	N/A	N/A	Demolish	Exact location unknown.
Building 5	Pineapple Greenhouse	Poor	Low	Medium	High	Deep Retrofit	Poor internal condition, external condition is fair. Historically of interest.
Building 6	Outhouse	Poor	None	Low	Low	Demolish	Basement level within the property. Condition was too dangerous to enter.
Building 7	Victorian Greenhouse	Fair	Low	High	Medium	Deep Retrofit	Original metalwork appears in reasonable condition. Glass broken and timber window frames are rotted. Asphalt roof has protected some of the structure.
Building 8	Forestry Outhouse	Fair	Medium	Low	Low	Partial Retention/Retrofit	Brick outhouse with sliding workshop door and metal clad extension. Poor junction between brick outhouse and steel clad workshop. Metal-clad workshop not watertight.



BUILDING REVIEW

7.

7.4. Building Development Plan

Building	Descriptor	Temporary Use	Future Use	Comments
Building 1	Farmhouse	Would require a light touch refurbishment to rent. Could be used by community groups for meetings etc. Existing office spaces, potential community co-working space.	Cafe with outside seating and community rooms. Could be rentable by the community for events.	Current floor area limits potential covers for a café, careful consideration at next stage of project to review offering. Accessibility to be reviewed during future development, as there are existing internal changes in level.
Building 2	Training Centre	The existing breakroom and office are in good condition with direct access from outside. Could be rented out as independent units. A review of sanitary provisions and fire would be required. Other spaces could equally become income generating units follow a light touch refurbishment.	There appear to be no internal loadbearing walls, in principal the building could be opened up to its entire footprint for redevelopment. Examples: <ul style="list-style-type: none"> Children's soft play Crafting studios Indoor sports/dance/exercise classes 	Robust building, low visibility from park side. Structure is very flexible for future uses.
Building 3	Storage	On site storage.	Storage within wider park.	Potential to be relocated to best suit community needs within Inverleith Park.
Building 5	Pineapple Greenhouse	N/A	Examples: <ul style="list-style-type: none"> Heated growing space for community croft (former heating system unknown, was historically a Heated space with an underfloor system) Teaching spaces for community croft Rentable for community groups 	Formerly had a central kitchenette, this could be reinstated for future uses.
Building 7	Victorian Greenhouse	Secure existing structure to allow first phase of community croft works. Remove broken glass, board up exposed areas - could provide an area for temporary art installation.	Restored as an operational plant nursery.	Remedial works required to secure. Future use dependant on structural review.
Building 8	Forestry Outhouse	Whole of existing structure could be used by local group for a place to gather - e.g. Cubs/ Scouts for inductions prior to activities. Retained brick portion could be used as covered space/storage for the community croft.	Multifunctional: <ul style="list-style-type: none"> Small community space with kitchenette - rentable to interested groups Long-term storage for community croft Rental hub for sport equipment, e.g. tennis rackets, footballs, pétanque equipment etc. 	Further engagement with local groups such as Cubs/Scouts, may be a suitable base. Community needs will inform long-term use.

BUILDING REVIEW

7.

7.5. Building 1 - Farmhouse Cafe

The Farmhouse has been identified for redevelopment from offices for the Forestry Department into a community cafe with community room(s) and external seating space. The building is well positioned on the site to engage with Inverleith Park and the new depot development.

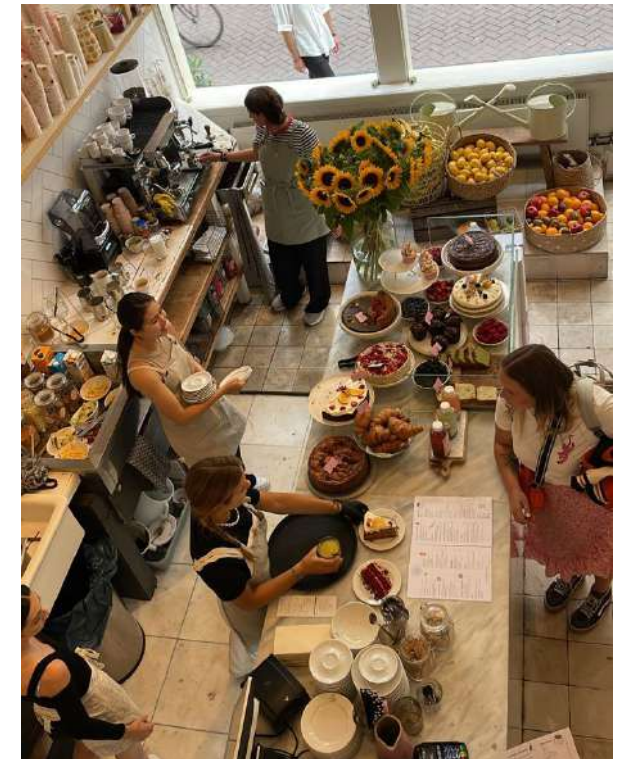
Temporary Use

Following necessary repairs and a light refurbishment the Farmhouse could be opened up for ad hoc rental:

- Meeting rooms for community rent
- Community co-working spaces

Future Use

- Cafe (with extension to meet covers)
- Community meeting rooms
- Rentable for events



Cafe Internal Precedents



Building Key Plan



External Cafe Seating Precedents

BUILDING REVIEW

7.

7.6. Building 2 - Training Centre

The Training Centre is currently used as offices and workshops by the Parks Grounds Maintenance Department.

Temporary Use

The existing break room and office with direct access from outside could be developed as independent units with some minor alterations. Other spaces within the building could also be redeveloped into income-generating units.

Future Use

With no internal load bearing walls, the building offers the potential to be opened up to its entire footprint for redevelopment. This flexibility allows for various future uses such as:

- Crafting studios/workshops
- Children's soft play areas
- Indoor sports - squash / pétanque
- Dance, and exercise classes



Building Key Plan



Training Centre Use Precedents



BUILDING REVIEW

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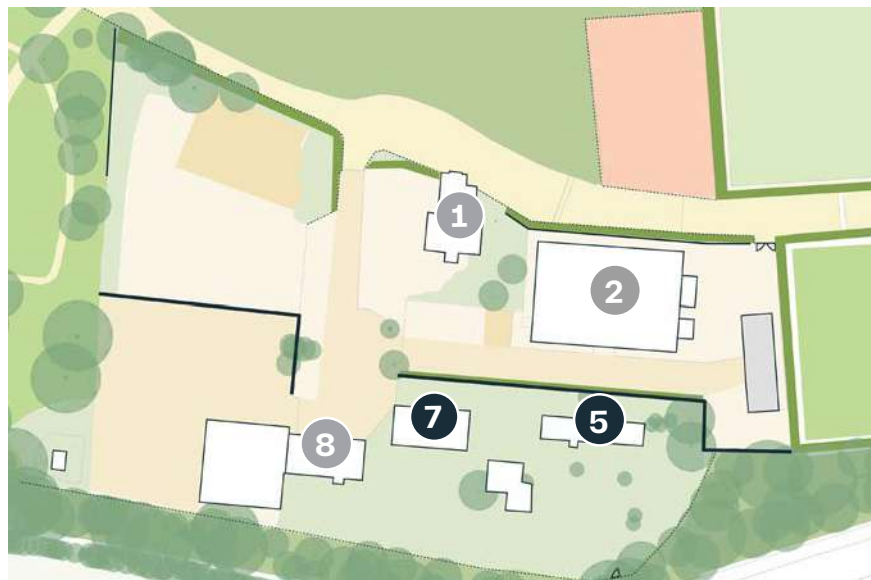
7.7. Buildings 5 & 7 - Greenhouses

The exiting greenhouses are currently derelict and require intervention before they can be used.

The Pineapple Greenhouse, by name, historically grew pineapples. Latterly community crafting classes were held here, once restored this could be used for community classes again. A partnership with the Community Croft could be explored.

Future Use

- Community classes
- Community croft lessons
- Growing spaces
- Events



Building Key Plan



Victorian and Pineapple Greenhouse Use Precedents



BUILDING REVIEW

7.

7.8. Building 8 - Forestry Outhouse

The Forestry Outhouse, located to the South-West of the site, has an opportunity to be used by local groups such as the Cubs/Scouts for activity inductions as a temporary/meanwhile use.

Future Use

The building could be refurbished for various uses:

- Small community space with kitchenette - rentable to interested groups (permanent facility for temporary user groups)
- Long-term storage for community craft
- Rental hub for sport equipment, e.g. tennis rackets, footballs, pétanque equipment etc.



Building Key Plan



Forestry Outhouse Precedents



8. Phasing

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PROJECT PHASING

8.

8.1. Phasing Strategy

The proposals on this page illustrate how a phased approach to delivering the vision for the Depot site could support the release of priority areas within the site and accelerate opportunities for revenue generating elements to support the long term sustainability of the Depot site. The priority areas have been discussed and agreed with the client to facilitate the long term aspirations of the site.

SITE BECOMES VACANT

Maintenance teams leave the depot site.

PHASE 1 - SITE CLEARANCE & SAFETY

Demolition / structural securing of buildings and retaining walls prioritising site safety / additional site surveys

PHASE 2 - PRIORITY AREAS

Refurbishment of buildings 1 and 2 into a café and commercial spaces (including associated landscape improvements) and wayleave route improvements.

PHASE 3 - SECONDARY PRIORITY AREAS

Landscape improvements in line with proposals for the habitat area, community croft and activity area. Opening outbuilding 8 for community uses.

PHASE 3 - SECONDARY PRIORITY AREAS - LONG-TERM DEVELOPMENT

Restoration of the Victorian Pineapple House (Building 5) and Greenhouse (Building 7) for community and commercial use.

8.2. Phasing Strategy Diagram

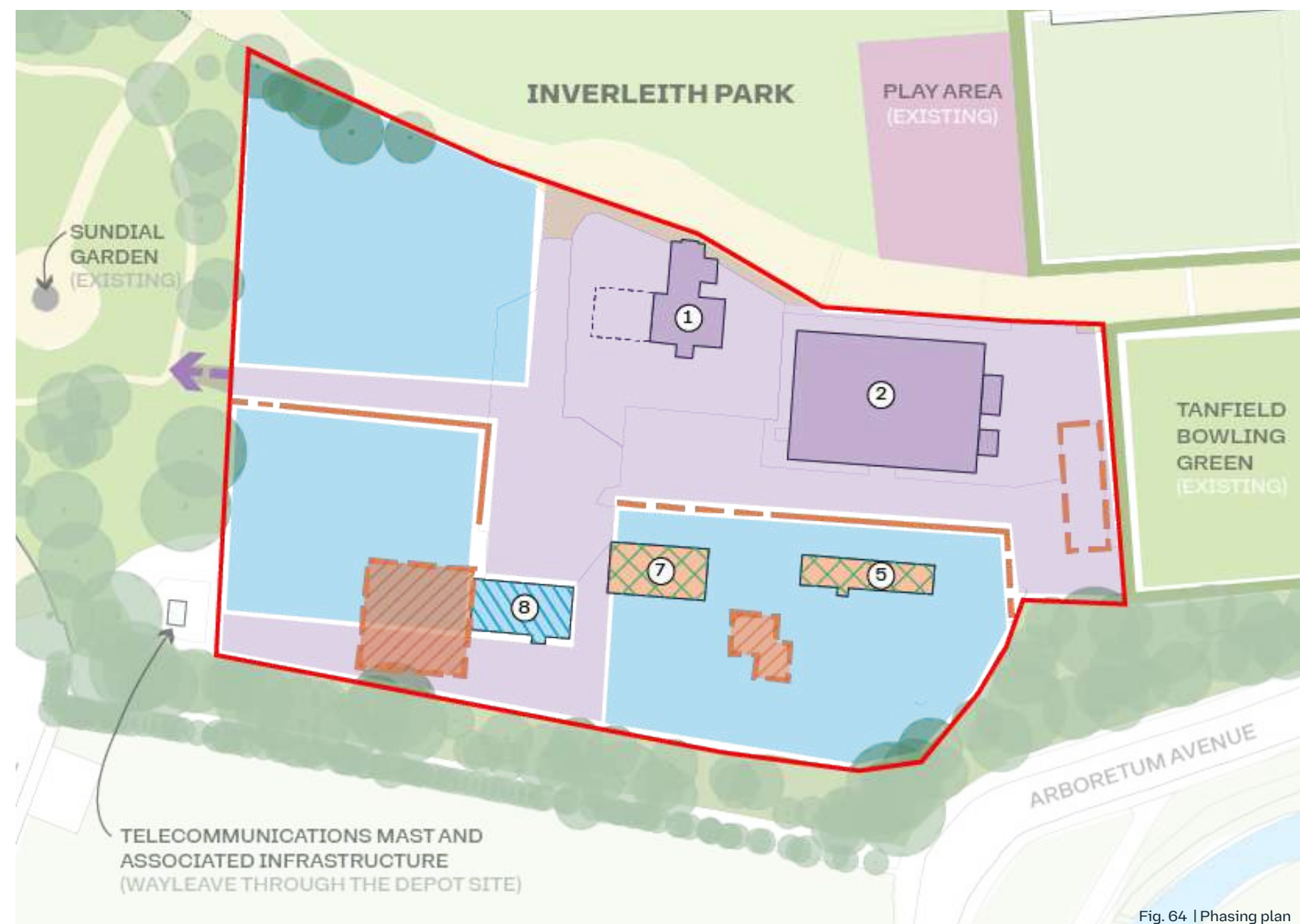


Fig. 64 | Phasing plan

KEY

 Phase 1	 Phase 2	 Phase 3
 Building demolition	 Building refurbishment	 Building refurbishment
 Building removal for relocation	 Potential building extension	 Building restoration
 Retaining wall	← Connection to the Sundial Garden	
 Retaining wall removal and regrading		

PROJECT PHASING

8.

8.3. Meanwhile Use

Following the development of the priority areas of the site, the external spaces identified as secondary priority could be developed at a later date as funding becomes available. In the interim, these areas could have a meanwhile function, this would facilitate early public access to the site. The below sets out suggestions for meanwhile use of secondary priority areas which provide cost effective temporary uses:

Wildlife area

Long-term vision to provide a publicly accessible habitat space. Prior to installation of proposed access routes, this space could be 'given back to nature':

- wildflower seeding
- self seeded planting
- ecological features such as bird boxes, log piles (invertebrate habitat) and bug hotels

Active area

Area of existing hardstanding retained for pop-up commercial space / art installations which can be viewed from the newly accessible vantage point to the north.

- limited access to the public with potential for temporary fencing
- potential activities could be monthly markets, pop-up food outlets, and opportunity for local artists to display outdoor exhibitions
- designated for potential construction compound required for future construction activities

Croft area

Flexible space for community activities including:

- demolition and clearance of structures and vegetation
- install weed suppressant membrane and temporary surfacing with bark mulch
- temporary street furniture and moveable planters provide a space for community use

For the details on the potential meanwhile/temporary uses of buildings refer to the Building Review in Section 7 of this report.

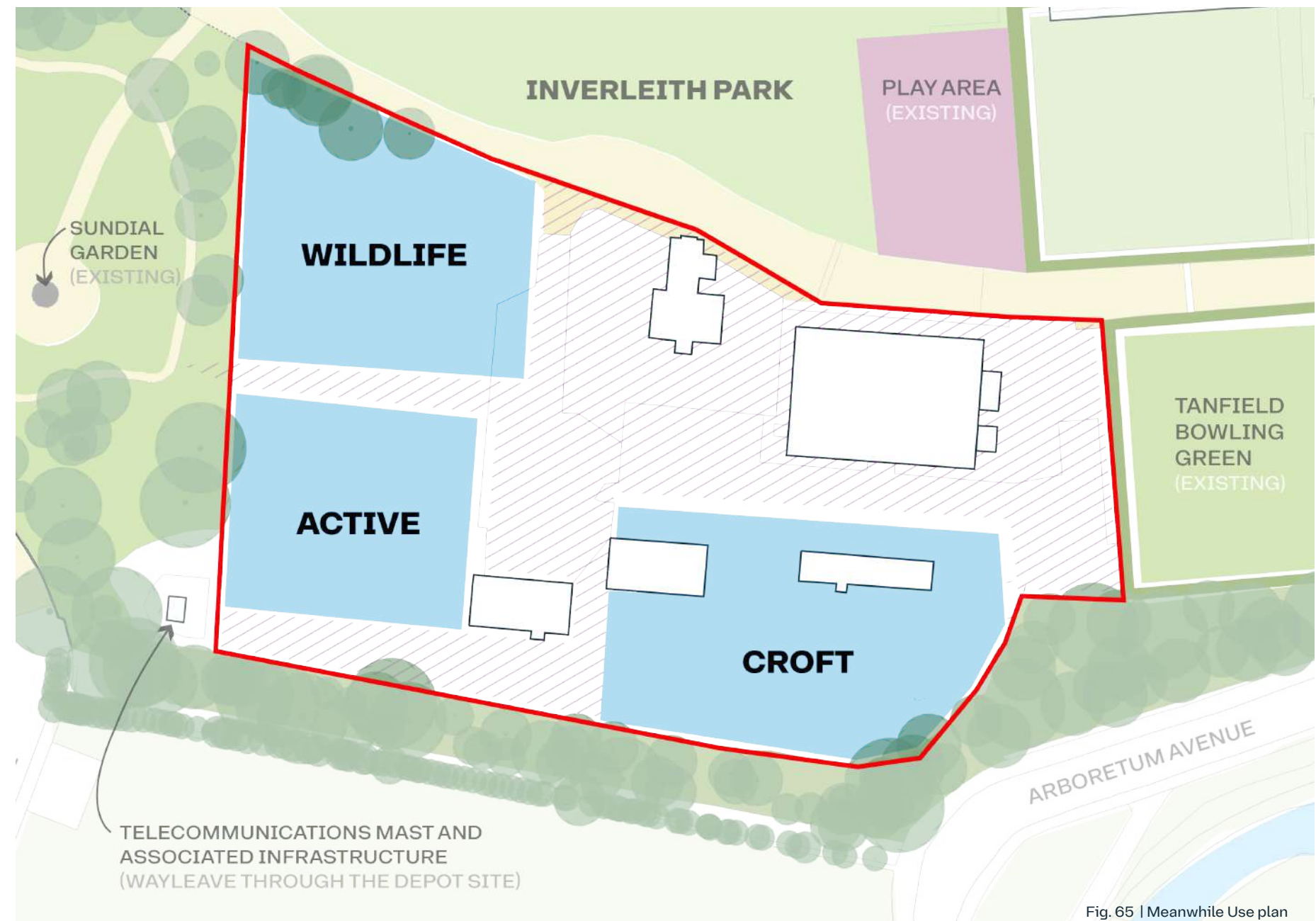


Fig. 65 | Meanwhile Use plan

KEY

- Secondary priority area (identified for meanwhile use)
- Priority access areas



Next Steps

NEXT STEPS

While this RIBA Stage 2 - Concept Design has been prepared with a sole focus on Inverleith Depot, it does interface with the wider strategic plan of Climate Ready Craighleith as outlined in Section 1 and 2 of this report.

Moving forward, it would be prudent to consider this project in the context of the adjacent Inverleith Park and Arboretum Place schemes to determine whether there are clear benefits to delivering together or if standalone is preferable.

From an initial high level review, some emerging considerations may include:

- One procurement exercise rather than multiple, saving the Council money.
- Higher value work may encourage a greater number of Contractors to bid.
- All construction being completed by one contractor which may help with supervision, management, quality and efficiencies.
- Potentially less disruption to the local community.

Notwithstanding the above:

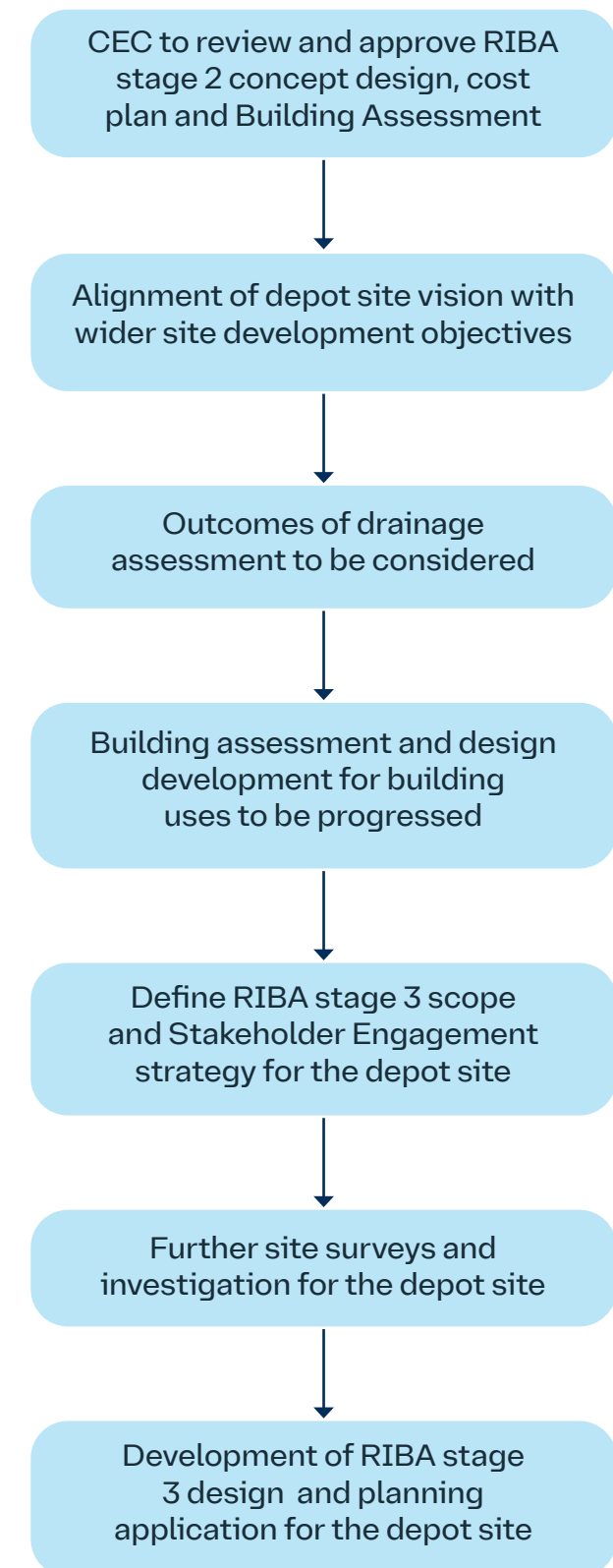
- Depending on the progress of the adjacent schemes through their respective design stages, it could potentially delay delivery of this project, or alternatively delay their delivery if Inverleith Depot requires greater input and consultation.
- It would require the Council to have more capital funding available to deliver a single larger scheme.

Following a review, which AtkinsRéalis can support with, the RIBA Stage 3 scope will require to be defined along with the relevant Stakeholder Engagement Plan.

The Design Risk Register, in Appendix E, and the Design Decision Log, in Appendix F, prepared for Stage 2 should be used to inform scope development.

It is anticipated that further site information, including invasive surveys, will be necessary given the historic use of the area to inform the subsequent stages of the design and preparation Planning Permission supporting documentation.

The Council may wish to package up RIBA Stage 3 with RIBA Stage 4 to streamline delivery and have a single consultant through these more in-depth and complex stages of the project lifecycle.





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