

An aerial photograph of the Inch Park Regeneration site. In the foreground, a large, historic stone building with multiple chimneys and a complex roofline is surrounded by lush green trees. To the left of the building is a large, open green field. In the foreground, there is a basketball court with a green fence and a playground with colorful equipment. In the background, a large, rounded hill (Inch) rises under a blue sky with scattered white clouds. The text "Inch Park Regeneration" and "Landscape Masterplan Report" is overlaid on a blue semi-transparent box on the left side of the image.

Inch Park Regeneration

Landscape Masterplan Report

Notice

NOTE:

This document and its contents have been prepared and are intended solely for Thriving Green Space's information and use in relation to the Inch Park Regeneration Project, Edinburgh. ATKINS Ltd. assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its content.

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Client Signoff

Client	Thriving Green Spaces (City of Edinburgh Council)
Project	Inch Park Regeneration
Job Number	5209041
Client Signature & Date	



Inch Park

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KEY
— Study Area



Introduction

The Purpose of this Report

The purpose of this Landscape Masterplan Report is to summarise the masterplanning process undertaken for Inch Park, Edinburgh to help provide a clear, strategic, and comprehensive framework for enhancements and improvements across the Park.

The Masterplanning report will be used by various stakeholders involved in planning, design and management of Inch Park. The masterplan identifies a series of interventions and themes which can be delivered when funding and resources become available.

The report includes text, images, and plans to help explain the potential enhancements. This document aims to be succinct and further information is linked or included in the appendices.

The Masterplanning Process

The masterplanning process for Inch Park began in September 2021. The process was led by Landscape Architects at Atkins working alongside the Thriving Green Spaces team at the City of Edinburgh Council. Additional information on the archaeology and heritage at Inch Park was provided by Simpson & Brown. The project management, costings development and programme is provided by Faithful & Gould.

The process included a comprehensive desktop study and site analysis, stakeholder and community engagement and formal consultation. The simultaneous process helped actively shape the brief and masterplan.

The engagement and analysis process has highlighted key themes which the masterplan focuses on.

The Methodology

The methodology for this masterplanning process can be described in four main steps.

Step 1: Landscape Site Appraisal & Desktop Study

Step 2: Public & Stakeholder Engagement

Step 3: Evolution of the Design Brief

Step 4: Masterplan Optioneering & Final Masterplan

Step 1: Site Appraisal & Desktop Study

- Understanding the Park, its context and its community / stakeholders
 - Landscape Planning Context
 - Site Baseline Conditions
 - Site Analysis
 - Constraints and Opportunities
- Initial community and Stakeholder awareness

Step 2: Public & Stakeholder Engagement

- Formal and informal stakeholder events
 - Community Event Questionnaire
 - PLACE Standard Workshop x 2
 - Formal Stakeholder Feedback
 - Logic Model Workshop

Step 3: Evolution of Design Brief

- Confirm the key themes, direction of developing proposals and optioneering
- Community and stakeholder input and feedback
- Cost and delivery (F&G)

Step 4: Masterplan Optioneering & Final Masterplan

- Masterplan Optioneering
- Final Masterplan Production
- Stakeholder and Community Adoption of Masterplan

Step 1: Landscape Site Appraisal & Desktop Study | Planning Context

Edinburgh City Plan 2030

September 2021

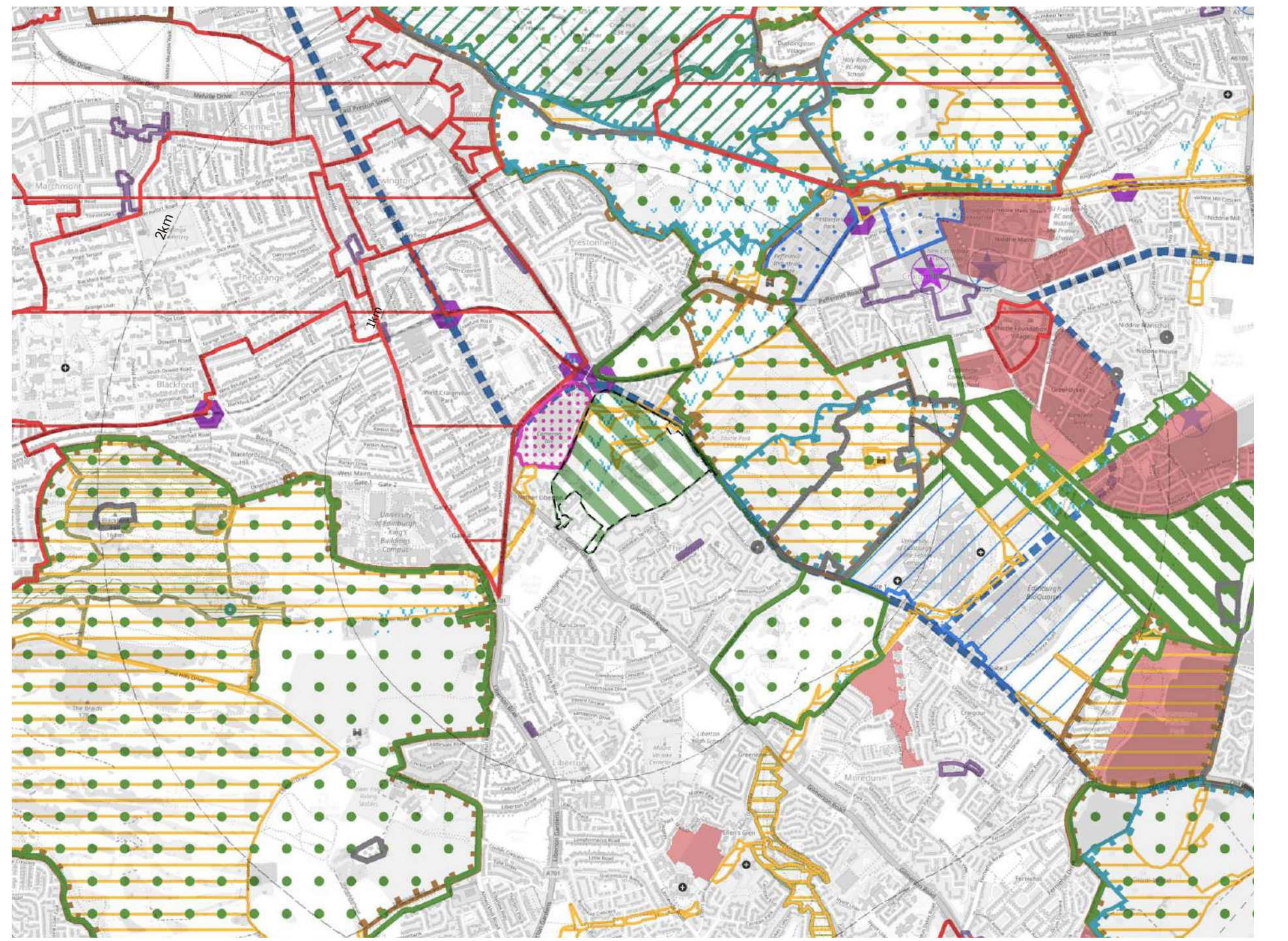
In September 2021 the City of Edinburgh published an updated Local Development Plan: 'City Vision 2022-2030'.¹

City Plan Aims:

- Introduce 20 Minute Neighbourhoods and a 'Place Based Approach'
- Develop Brownfield land – rather than Greenfield
- Develop Place Policies, Development Principles and Place Briefs, Local Place plans
- New buildings should aim to achieve Carbon Net Zero
- Heat networks and energy infrastructure focus
- Encompass climate change mitigation and resilience
- Build Affordable housing

Refer to Appendix i for full list of planning policies related to Inch Park.

Inch Park Green Space Proposal are detailed in policy : GBN1



KEY

Designated Conservation Areas

Historic Garden Designed Landscape Inventory

Green Belt

Special Landscape Area

International and National Natural Heritage Designation (Natura 2000 Site and SSSI)

Local Nature Conservation Site

Local Nature Reserve

Area of Importance for Flood Management

Green Space Proposal

Housing Proposal

Special Economic Area

Tram Route Safeguard

Train Station Safeguard

Commercial Centre

Green Blue Network Proposal (GBN 1 Inch Park)

0 500m 1km



¹ <https://www.edinburgh.gov.uk/downloads/file/29997/appendix-1-proposed-plan-written-statement>

Planning Context

Edinburgh Green Blue Network

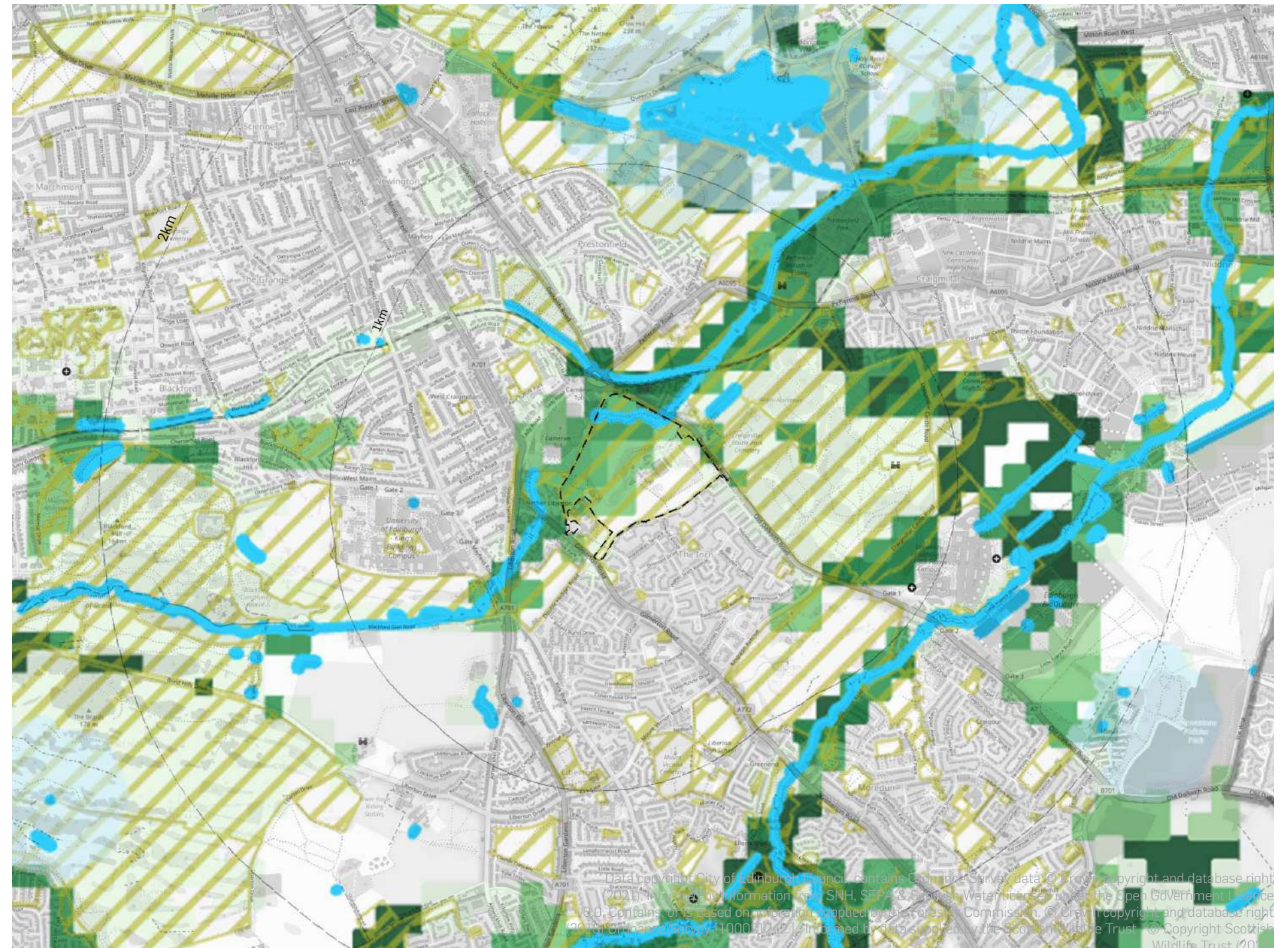
Inch Park has been identified in 'Part Four - Proposals' of the 2030 City Plan.

GBN 1 Inch Nursery and Park:

"Park Improvement Plan of entire park to be produced which will involve public engagement and additional details regarding costings, business plan and implementation plan [...]. This Plan's outputs will include proposals for Inch Nursery, the City of Edinburgh Council Depot, Inch House, and boundaries to better connect it within the 20-minute neighbourhood."

The Blue Green Network has highlighted importance of the Braid Burn for connectivity. Linking the Braids, Inch Park, and Bawsinch and Duddingston Nature Reserve. Branching off to Craigmillar Castle Park. It also highlights the lack of connectivity on the south east side of the Park.

The map has been extracted from the Green Blue Network Map, Edinburgh City Vision 2030. The map is intended as a City wide strategy scale. The map has been extracted to highlight the potential connectivity surrounding Inch Park. A more in-depth study and habitat survey may be required.



KEY

Accessible Open Space

Waterbodies

Combined Ranking for Biodiversity

Lesser connectivity

Higher connectivity

Planning Context

20-Minute Neighbourhood

The 20-Minute Neighbourhood model is used as a way of delivering services within communities. It's concerned with finding ways for residents to access most of their daily services and amenities in a single 20-minute round trip, either by walking, cycling, taking public transport or using wheelchairs and other 'wheels' like scooters or prams.¹



Inch Park may fit into several 20-Minute Neighbourhood catchments. The following areas have been identified as potential 20-Minute Neighbourhoods and are located within 2km of Inch Park.

- Nicholson Street
- Craigmillar / Bingham
- Moredun / Gilmerton

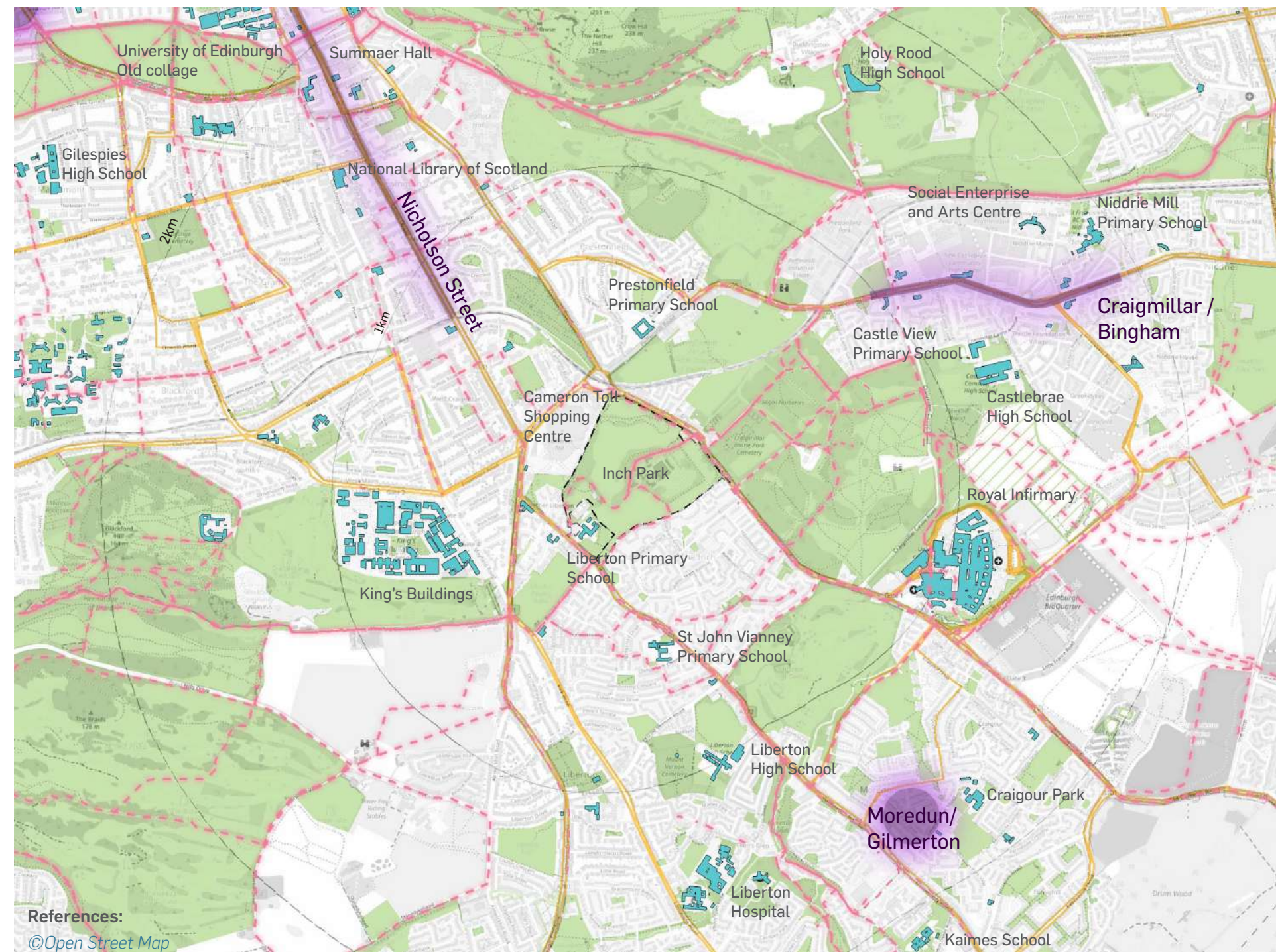
Inch Park's nearest residential neighbourhood sits along the immediate southern boundary of the Park. Liberton is mainly housing with a small parade of shops and amenities. Immediately to the north of the site is Cameron Toll, a large shopping centre including a supermarket, health pharmacy, banking, food and retail.

There are three primary schools within 1km of the Park along existing Active Travel or bus routes:

- Liberton Primary School
- St John Vianney Primary School
- Prestonfield Primary School

The Royal Infirmary is less than 1km away from Inch Park along Old Dalkeith Road and is a major hospital and employer in the area.

Edinburgh University King's Buildings are within 1km of Inch Park.



References:

©Open Street Map

KEY

- Potential 20-Minute Neighbourhood
- Local amenities
- Accessible green space
- Bus Routes
- Pedestrian and cycle routes

¹ <https://democracy.edinburgh.gov.uk/documents/s34667/Item%207.10%20-%2020-Minute%20Neighbourhood%20Strategy%20-%20Living%20Well%20Locally.pdf>

Planning Context

Scottish Index of Multiple Deprivation 2020

The Scottish Index of Multiple Deprivation (SIMD) 2020 is a tool for identifying the places in Scotland where people are experiencing disadvantages across multiple aspects of their lives.

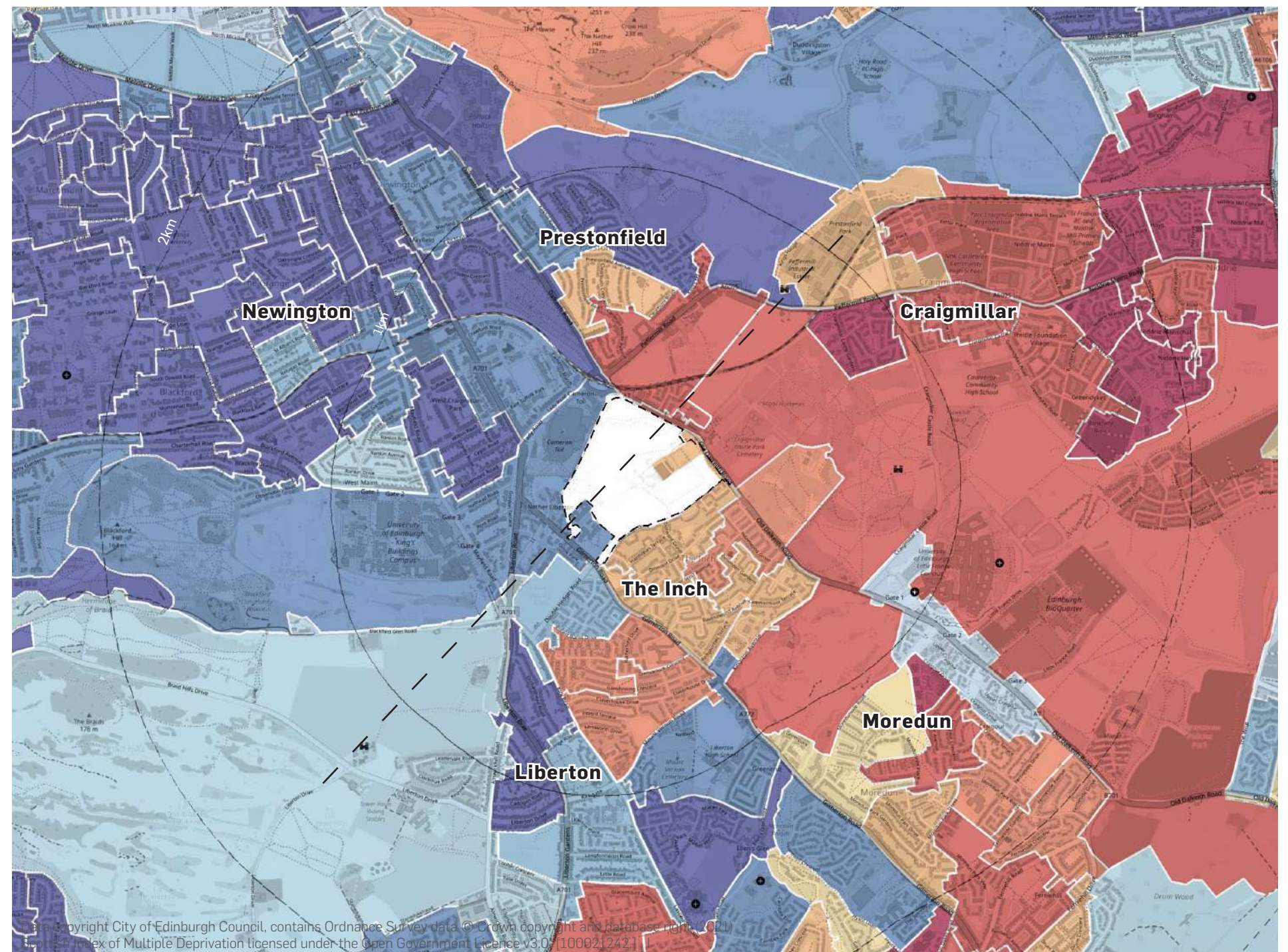
The index can help improve understanding about the outcomes and circumstances of people living in the most deprived areas and, as a result, assists with the effective targeting of policies and funding to the areas which would benefit from it most.

The extents to which an area is deprived fall into the following categories:

- income
- employment
- education
- health
- access to services
- crime and
- housing.

Inch Park acts as a buffer between the least deprived neighbourhoods of Nether Liberton and Newington to the west and the more deprived areas of Prestonfield, Craigmillar and The Inch to the north, east and south respectively.

The SIMD 2020 map opposite illustrates that the Neighbourhood areas directly adjacent to Inch Park fall into the 2nd and 3rd deciles, some of the lowest in Scotland.¹



KEY

Deciles

 10% Most Deprived	 6th
 2nd	 7th
 3rd	 8th
 4th	 9th
 5th	 Least deprived 10%

¹ <https://simd.scot/#/simd2020/BTTTTT/14/-3.1528/55.9260/>

Landscape Baseline | Site Analysis

Existing Site

Inch Park is located two miles to the south-east of Edinburgh city centre. It was formerly the Gilmour family estate which was passed into the ownership of City of Edinburgh Council in 1946 and served as a primary school before the building was turned into a community centre in 1960. The 25.8 hectare Park is open to the public and comprises public parkland, sports pitches, Inch House, the Plant Nursery and Depot area and the Braid Burn habitat area.

Inch House, a Scottish vernacular tower house dating from 1617, is a Category A Listed Building of significant historical importance and sits on a raised 'island' within the centre of the Park. Adjacent to the house are the remnants of an historic walled garden currently occupied by Inch Plant Nursery, the Parks and Greenspaces Depot compound and a car pound.

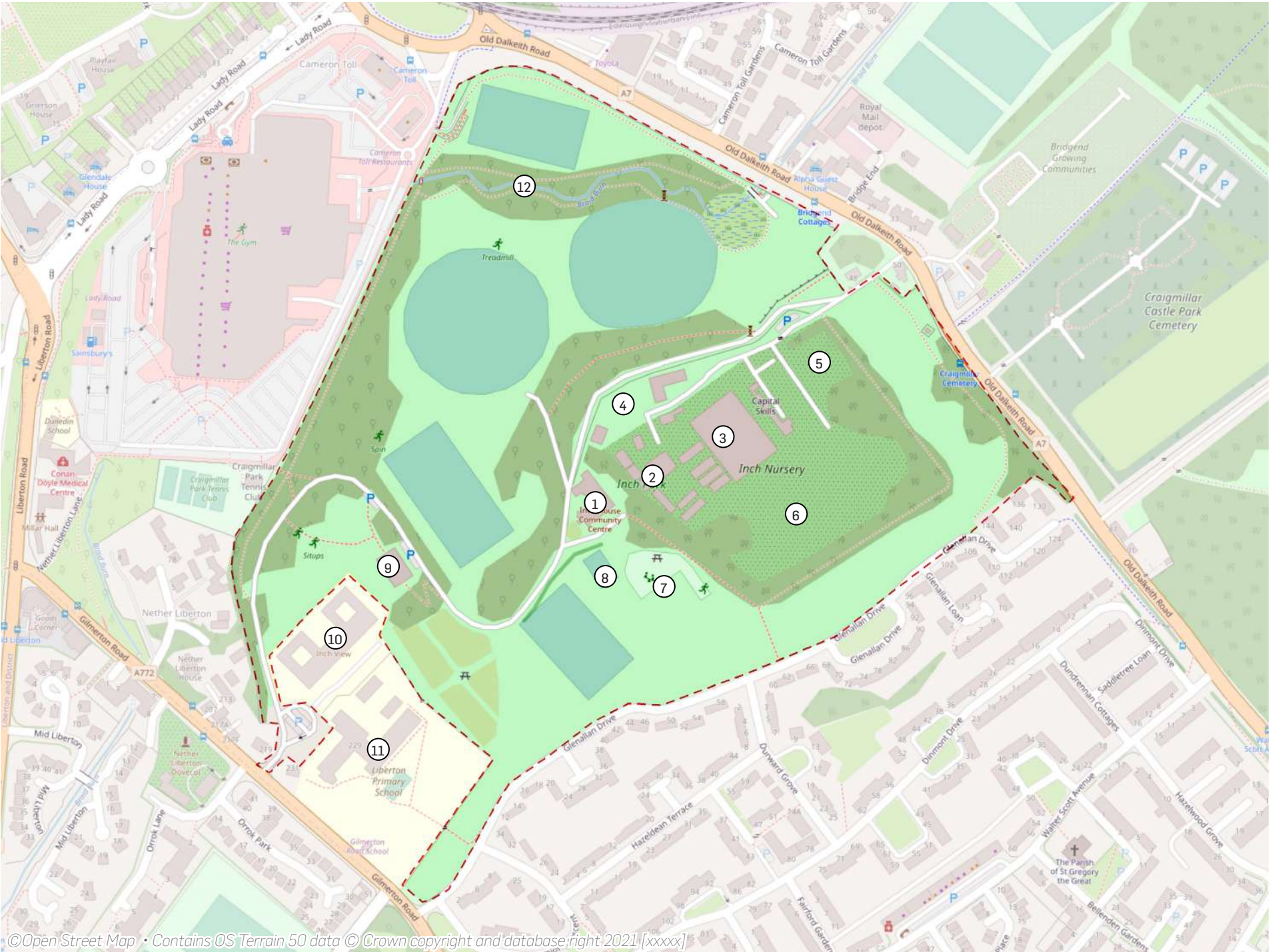
The Park is bordered by Old Dalkeith Road (A7) to the north-east, Glenallan Drive and the Inch Housing estate to the south, Liberton Primary School and the Inch View Care Home to the south-west, and Cameron Toll Shopping Centre and Gilmerton Road (A772) to the north-west.

Much of the landscape is low lying and relatively level providing ideal ground conditions for the numerous sports pitches that occupy the site including football, rugby and cricket. The Park's dated formal play area is positioned in the parkland to the immediate south of the house with a Multi-Use Games Area (MUGA).

The Park is bisected east-west by an old access drive which links Old Dalkeith Road to Gilmerton Road. These entrances provide the sole access points into the Park from the east and west for vehicles although pedestrians are able to access the Park here. From the north and south access to the Park for pedestrians is via various access points adjacent to Cameron Toll shopping centre as well as fully open access alongside Glenallan Drive

Various belts of mature trees are located around the Park notably the mixed deciduous and pine woodland alongside the border with Cameron Toll, to the north of the access road and around the wider walled garden area.

The Braid Burn watercourse traverses through the low lying northern corner of the site. The Burn was subject to a re-meandering in 2010 in conjunction with some flood storage improvements to help to try and reduce the impact of flooding in the local area.



KEY			
①	Inch House Community Centre	⑦	Play Area
②	Inch Plant Nursery	⑧	Multi-Use Games Area (MUGA)
③	Inch Nursery Glass Houses	⑨	Inch Park Community Sports Club
④	Parks and Greenspaces Depot	⑩	Inch View Care Home
⑤	Car Pound	⑪	Liberton Primary School
⑥	Disused, scrub and depot usage	⑫	Braid Burn

References:
OS Terrain 50m: Contains OS data © Crown copyright and database rights 2021
©Open Street Map

Site Analysis

Geology

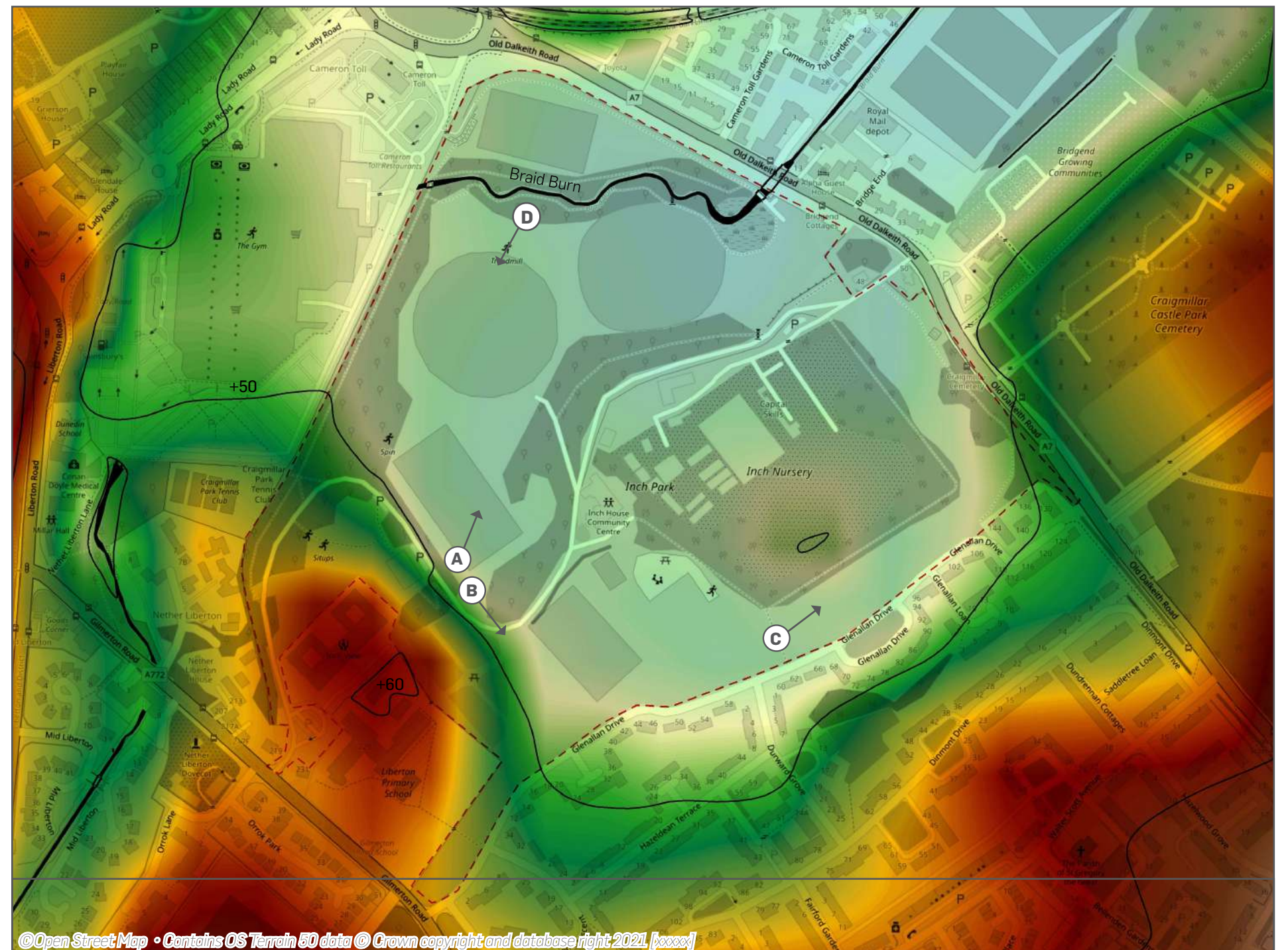
Inch Park is situated on KNW Calcrete, Kennesswood Formation, Sandstone, Pink, and Red partly pebbly with Calcrete and local conglomerate with pebbles of fine-grained igneous rock.¹

Site Topography

Inch Park lies within a low point along the Braid Burn valley, where the valley begins to widen towards Duddingston. The Park adjoins the foot slopes of the Braid Hills and Blackford Hill to the east. The topography rises again towards the east to Craigmillar Castle. The high point of Arthur's Seat is prominent in views to the north of Inch Park.

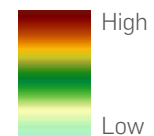
Generally, Inch Park is relatively flat, however the western edge of the Park gradually slopes down to Gilmerton Road. Liberton Primary School and Inch View Care Home both occupy the highest points in the Park. The access road into the Park from Gilmerton Road winds across the steep topography to meet Inch House in the centre of the Park. Old Dalkeith Road which is adjacent to the Park's eastern extents sits slightly higher than the Park, although this is screened by the boundary stone wall. Braid Burn flows through the lowest point of the Inch Park area in its north-western corner.

¹ <https://largeimages.bgs.ac.uk/iip/mapsportal.html?id=1002357>



KEY

Topography



50m Contours

Water & watercourses

Photographic viewpoint
(refer to page 11 for images)

References:

OS Terrain 50m: Contains OS data © Crown copyright and database rights 2021
©Open Street Map



Site Analysis

Topography Photographs



Views from the raised historic access track, across the level sports pitches towards Braid Burn and Arthur's Seat



View south-west towards Glenallan Drive across the steeply rising slope from Liberton Primary School



View north-east towards Old Dalkeith Road across open parkland



View from Braid Burn south-west across the cricket pitch towards Inch View Care Home

Site Analysis

Rivers & Drainage

The Braid Burn runs briefly though the north-western corner of Inch Park. It appears from a culvert underneath Cameron Toll and exits the Park through a culvert under Old Dalkeith Road. The Braid Burn originates in the Pentland Hills and flows in a north-easterly direction, skirting the Braid Hills and Blackford Hill. It passes through Inch Park where it becomes canalised through Peffermill on its way to Duddingston after which it becomes Figgate Burn and finally enters the Firth of Forth at Portobello.

River Flooding:

The Braid Burn basin drains an area approximately 30.5km2 and 80% of the catchment area is classed as an urban area. Braid Burn has a history of major flooding events. The City of Edinburgh Council developed a flood prevention scheme for the length of the Burn. The Inch Park section of the scheme was completed in 2011. The previous brick-lined channel was removed, and a new naturalised, meandering course was implemented. Since completion Braid Burn has developed riparian vegetation habit. Flood walls were also introduced on the northern edge of the Plant Nursery and the access road into Inch Park from Old Dalkeith Road.

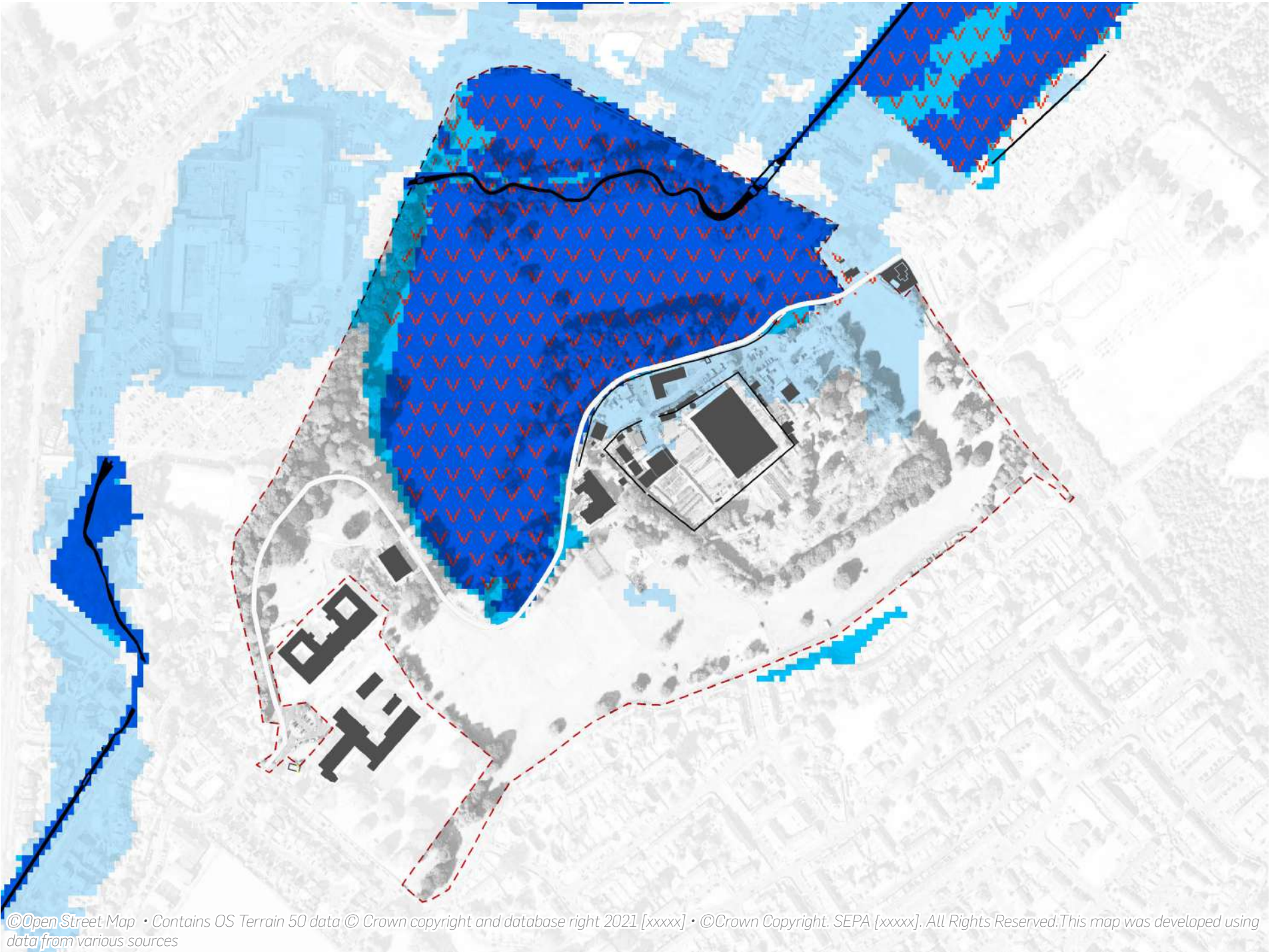
The Scottish Environment Protection Agency online flood risk mapping indicates that Inch Park has a 'high' risk of river flooding to the north and north west of the Park. The area impacted from river flooding is recognised as an Area of Importance for Flooding Management in Edinburgh City Vision 2030 (protected by policy ENV 21).

The area is expected to flood to allow attenuation during an extreme rainfall event, and this area should be protected from future development.

Surface Water Flooding:

The probability of flooding from surface water is 'high' around the Walled Garden area, the Dalkeith Road Entrance, and sports pitches. The play area at the front of Inch House floods on a regular basis.

Although it is expected the Braid Burn will flood, high levels of surface water flooding may impact on the effectiveness of the flood prevention scheme.



KEY

- High - 10% chance of flooding each year
- Medium - 0.5% chance of flooding each year
- Low - 0.1% chance of flooding each year

- Area of Importance for Flooding Management (from Local Development Plan)
- Other
- Water & watercourses

References:

- City of Edinburgh Council Flood Risk and Surface Water Management Plan Requirements.
- ©Crown Copyright SEPA 2015



Site Analysis

Potential for Sustainable Urban Drainage Systems (SuDS)

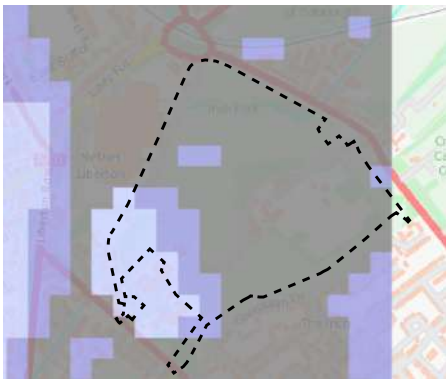
British Geological Survey - Infiltration SuDS Map Data Set:

The dataset gives a preliminary indication of the suitability of the ground for infiltration SuDS. These are drainage systems that allow surface water to infiltrate to the ground, such as soakaways, infiltration basins, infiltration trenches and permeable pavements. See plan opposite for details.

Infiltration SuDS Summary (see below for Infiltration Study Map):

- Grey:** Majority of Inch Park (lower ground)
 - Short:** Very significant constraints are indicated
 - Detailed:** There is a very significant potential for one or more geohazards associated with infiltration.
 - Advice:** The site investigation should consider whether the potential for or the consequences of infiltration are significant.

- Purple:** Inch View and Liberton Primary School
 - Short:** Opportunities for bespoke infiltration SuDS
 - Detailed:** The subsurface is potentially suitable for infiltration SuDS although the design will be influenced by the ground conditions.
 - Advice:** Quantify infiltration rate via an infiltration/soakaway test and consider whether infiltration can be used as a SuDS technique alongside water storage (in ponds/chambers) and re-use.



Infiltration Study Map



KEY

- High - 10% chance of flooding each year**
- Medium - 0.5% chance of flooding each year**
- Low - 0.1% chance of flooding each year**
- Area of Importance for Flooding Management (from Local Development Plan)**
- Other**
- Water & watercourses**

References:

City of Edinburgh Council
Flood Risk and Surface
Water Management Plan
Requirements.
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Site Analysis

Flooding at Inch Park



Surface water flooding outside Inch House



Surface water flooding outside Inch House



Flooding to play area



Inch Park Flooding, 2010



Extensive surface water flooding to the south of Inch House

Site Analysis

Access & Circulation

Vehicular Access:

Inch Park has direct vehicular access from the east from Old Dalkeith Road and from the west at Gilmerton Road. Both roads are linked by a fully accessible internal drive which winds past Inch House and navigates the topography towards Gilmerton Road, below Inch View Care Home. The route is narrow at points and there are a number of traffic calming measures along the route to protect pedestrians. The drive allows vehicles to access Inch Park Community Sports Club, Inch House, and Inch Plant Nursery and Depot. Free parking is available around all of these facilities. The Gilmerton Road entrance is car dominated and parking is congested.

Cycling Access:

A City of Edinburgh Council 'Quiet Cycle Route' runs through the Park north to south connecting Inch Park with Craigmillar and the Braids. From the north the quiet route runs past Bridgend Farm, from Craigmillar Castle Park and crosses Old Dalkeith Road into Inch Park's northern entrance. The quiet route follows the internal drive past Inch House and crosses the southern façade past the play park, meeting up with Glenallan Drive south and meets Gilmerton Road.

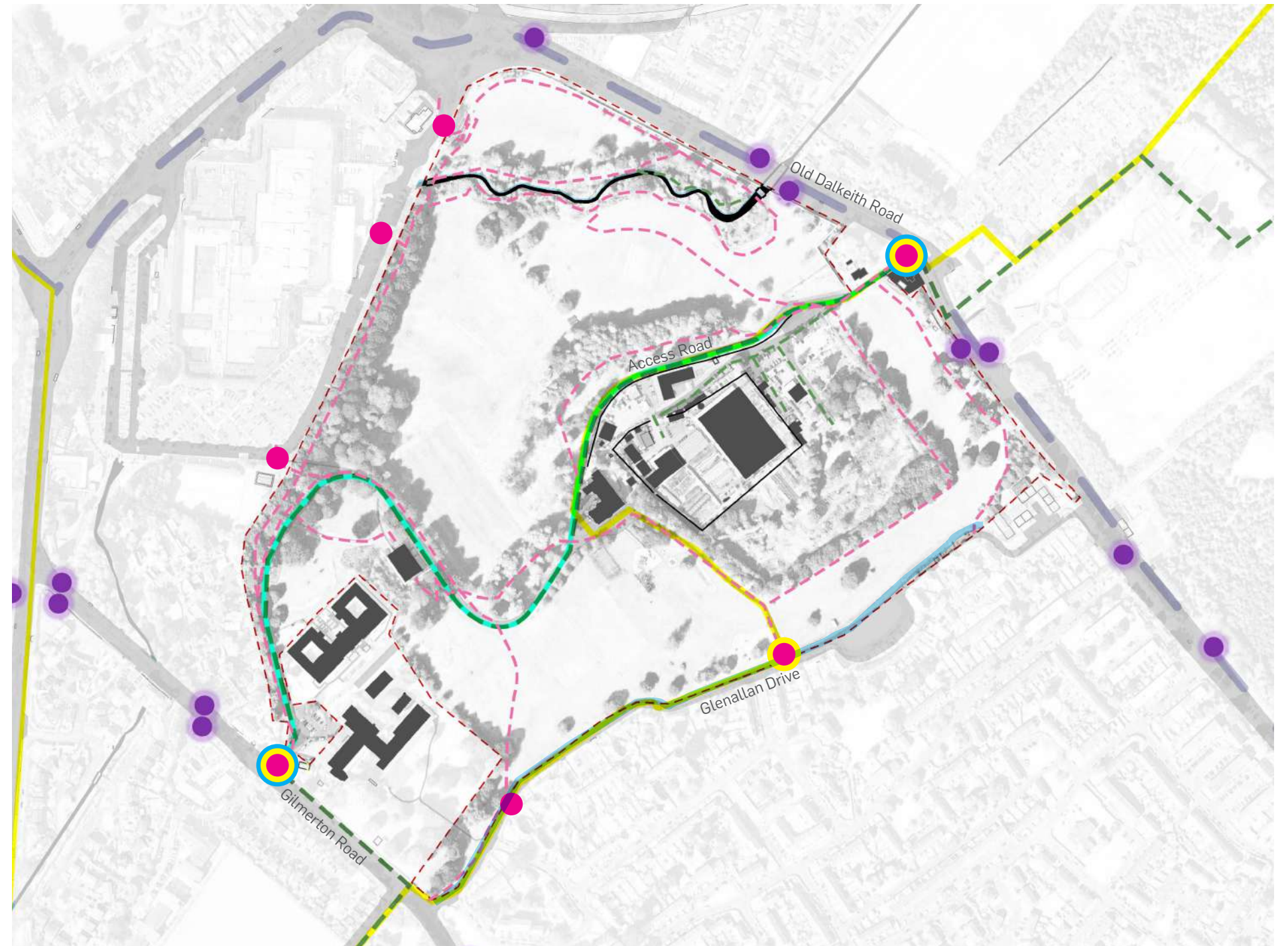
Pedestrian Access:

Pedestrians arriving from the north can only access Inch Park via the main vehicular entrance on Old Dalkeith Road. A stone wall and topography change along the north edge prevent direct access. Pedestrians from Cameron Toll shopping centre can access Inch Park via three small entrances along the estate boundary wall. Those arriving from the south-west access Inch Park via the Gilmerton Road vehicular access route past Liberton Primary School and Inch View Care Home. The southern boundary of Inch Park is open to Glenallan Drive.

The City of Edinburgh Council 'To The Braids' Core Path generally follows the Braid Burn from the Braid Hills down to Forth at Portobello.

Pedestrian routes within Inch Park vary. It lacks a defined circular route around the boundary or across the Park. There are informal paths which meander through the mature wooded areas and across the grassland to meet up with the Park's publicly accessible amenities such as the play area, Inch House and the Sports Club. The quality of the paths also varies with some well defined paved routes whilst others are well-trodden desire lines.

Wayfinding on site mainly consists of iron, heritage style sign posts and community display notice boards.



KEY

	Quiet Route		Pedestrian Entrance
	Core Path		Cycle Entrance
	Footpath/route		Vehicular Entrance
			Bus stop

Site Analysis

Main Entrances



Entrance to Inch Park from Old Dalkeith Road



Historic entrance from Old Dalkeith Road



Historic cottages at Bridgend to the east of Inch Park



Gilmerton Road entrance towards Inch View Care Home



Historic entrance from Gilmerton Road into Inch Park from the west



Gilmerton Road access to Inch View Care Home and Liberton Primary School

Site Analysis

Footpaths



Site Analysis

Vegetation Cover

Approximately 12 hectares of Inch Park is covered in intensively managed grassland, which includes the main expanses of open areas surrounding Inch House to the north, and south surrounding the children's play areas and Inch Plant Nursery. The grassland areas are subject to a regular mowing regime, especially the active football, rugby, and cricket pitches. Less intensively managed grassland surrounds the edge of tree groupings and woodland edges, and the hill sloping down from Liberton Primary School. There is also an isolated strip of wildflower meadow on the north facing slope, next to Inch View Care Home.

The Braid Burn provides a riparian and ephemeral scrub habitat, which includes aquatic marginal plants and self-seeded shrubs and trees such as willow. Several large trees remain from before the construction of the flood prevention scheme was implemented.

The disused land within the Inch Plant Nursery area consists of scattered trees of various ages and regenerated scrub, grassland with patches of hardcore and gravel.

A dense, linear band of mitigation planting surrounds the east, south and western boundaries of the Inch Plant Nursery.

Coverage	M2	Hectare	%
Tree canopy coverage	82,000 m2	8.2	27
Managed grassland	120,000 m2	12	40
Riparian scrub	15,300 m2	1.53	5
Other Grassland	50,000 m2	5	17
Wildflower	290 m2	0.029	0
Hardstanding and architecture	34,000 m2	3.4	11



KEY

Tree Canopy

Managed Grassland

Riparian Scrub

Other Grassland

Wildflower

Hard Standing

Site Analysis

Tree Cover

Approximately 8.2 hectares of Inch Park is covered in deciduous woodland and tree groupings. These are remnants from the historic Inch Estate policies. Established trees cover the northern boundary from the Gilmerton Road entrance, down to the where the Braid Burn enters Inch Park from Cameron Toll Shopping Centre. Mature trees form a line along the historic access road running down to Inch House. An isolated patch of woodland is located north of Inch House and along the boundary wall of Inch Plant Nursery and Depot.

Individual trees and remnants of parkland structure are scattered across the Park, notably the Lime Walk to the south of the cricket pitch. A cluster of mature trees are located in the south-western corner of the Park, on the boundary of Liberton Primary School. Similarly, a cluster of mature trees are confined to the south-eastern corner adjacent to residential properties and Old Dalkeith Road. There is also a line of mature trees separating the football and cricket pitches.

New mitigation boundary planting was introduced when Inch Plant Nursery expanded, providing screening from Glenallan Drive and Old Dalkeith Road.



KEY

- Mature Trees
- Other Trees
- Shadow - Shade [worst case scenario
December 21st at 12.00pm]
- Historic Tree Groupings

Site Analysis

History of Inch Park Planting Structure & Evolution

(Summarised from Future Parks Accelerator – Spatial Plan and Simpson & Brown Heritage Report)

Inch Park has changed significantly over time with earlier mapping suggesting the parkland was laid out in a geometric fashion centred on the House. This layout was in place from at least 1757 until the mid 1800s.

The New Statistical Account in 1839 mentions 'there are admirable and most productive gardens with forcing houses ... there are many fine trees' (NSA 18). Later, Good states that 'the garden is on the east side of the house and contains about 2 acres of ground. The Park contains, many stately old trees the present laird has quite recently planted largely and extensive' (Good 1893, 63).

By 1855 the layout had changed to open parkland with emphasis made on highlighting key views to the house and long views out connecting to landmarks and buildings including Arthur's Seat. Tree cover is still sparse within the parkland and remnants of the earlier planting can be seen. Boundaries have been thickened up on all sides and groups of trees have emerged to accentuate views. The house is now set within structured tree planting which may have been a small pleasure ground.

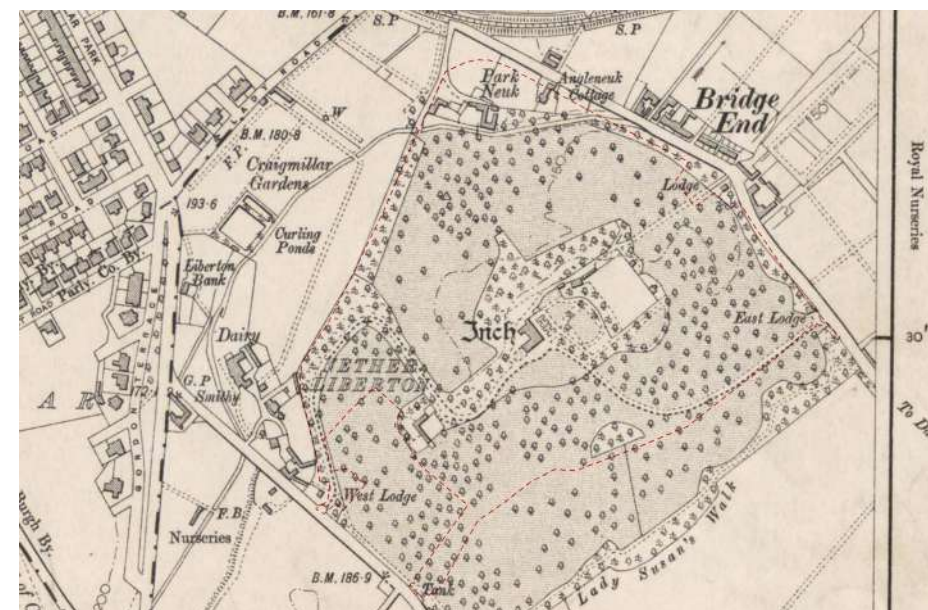
By 1906 a picturesque walk ran along the south boundary of the policies and the Laird's Walk linked The Inch to Craigmillar's policies. The parkland north and south of the house remains prolifically stocked at this time. At around the turn of the 20th century, the Inch House "received its most extensive alterations in history". Tree cover increases at this time showing a well stocked Park to the east, south and west. Remnants of previous planting is still evident. The mapping shows Lady Susan's Walk, linking the Inch policies to the woodland path up to Craigmillar Castle. This walk was regularly used in the early-20th century by Lady Susan Gilmour. This belt of policies was removed with the development of Inch Garden City social housing in 1951.



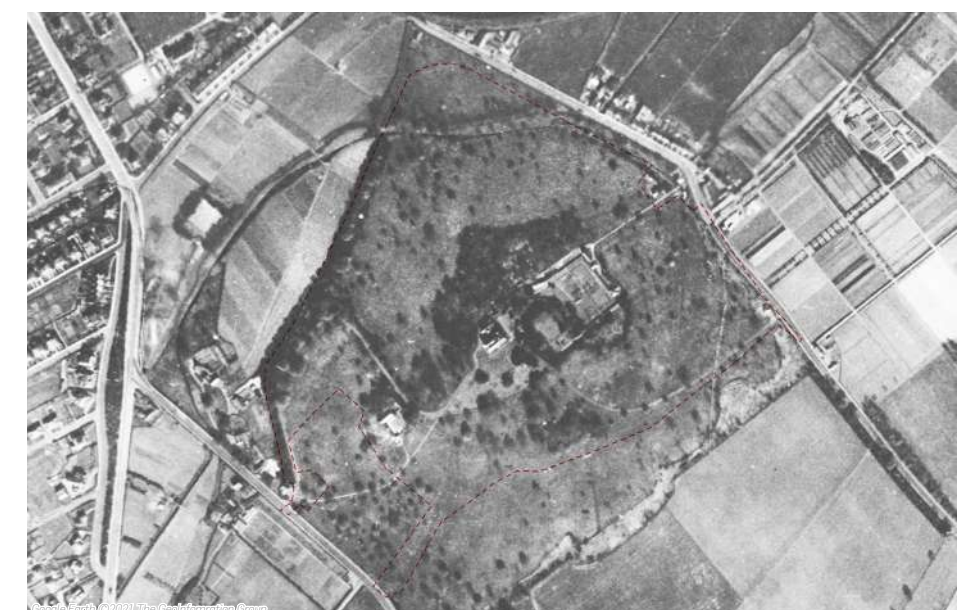
Roy's Military Map of Scotland, 1752-55, strip 7, section 5c. © The British Library Board (Roy Military Survey of Scotland).



1852 OS 6-Inch Map Edinburghshire, Sheet 6. NLS

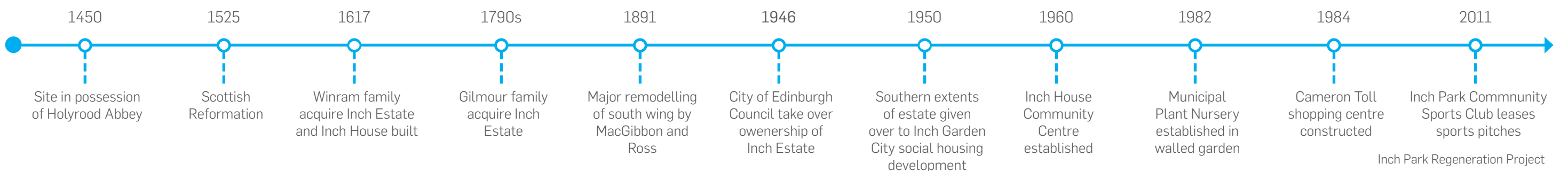


OS 1906 (Six-inch 2nd Edition)



1945 Aerial - Google Maps

Inch Park Development Timeline



Site Analysis

The Setting of Inch Park

Although there is little evidence of a 'defined landscape plan' by a notable landscape designer or gardener it reflects the change in landscape styles, from the more formal geometric style of the 17th Century to the naturalistic style of the 18th Century. The Estate embraced the general design principle of framing views and vistas.

Inch Estate adds an intrinsic value to Inch House as an A Category Listed Building. It is a rare example of a country estate with its intact country house remaining within Edinburgh's urban setting.

It is an example of democratisation of valued assets from private to public ownership in 1945.

The maturity and size of woodland blocks and veteran trees are valuable examples of deciduous planting styles.

Inch Park has generally retained its historical function as a parkland and thus, much of its original character.

Inch Park has several points of inter-visibility with other significant green spaces such as Arthur's Seat, Craigmillar Castle and the Braid Hills.

The Park is a popular place for amenities for the local community including play and sports etc. The disturbance of these to re-establish a historic parkland setting may be unpopular. It should be noted that the setting of Inch House is protected through its association with Inch House's Category A Listing from Historic Environment Scotland.



View from the west towards Inch House from the historic access drive



1937 photograph of Inch House from the south-east, showing landscaping and one of the listed sundials. ©HES Archives C/39485



View today of Inch House from the adjacent parkland

Site Analysis

Historic Tree Loss

The Inch Estate parkland has experienced a significant loss of its parkland tree structure.

The remaining tree belts are the long-established belt to the north of the house and a belt beside the north boundary wall adjoining Cameron Toll. The latter comprises lime (dominant), yew, horse chestnut, Norway maple and Scots pine, with a large sweet chestnut at the western end. Other more open belts lie beside Old Dalkeith Road, along the shorter Gilmerton Road boundary and alongside the west drive. A young belt south of the nursery area includes gean, lime, sycamore, purple sycamore and horse chestnut. A belt or short avenue of limes runs west from the house.

Parkland is now limited to broad strips along the southern perimeter of the Park and other 'left-over' space. Trees species include sycamore (dominant), ash and Scots pine, lime, hawthorn, oak and Norway maple, with one walnut (one west of house) and monkey puzzle (near house on south). These are a variety of ages and many are in poor health with little or no recent planting or restocking. Large parts of the parkland are now playing fields: one pitch south of the house and a football pitch, cricket ground and rugby pitch to the north.

External developments such as housing, the shopping centre and school have eroded the planting structure and views within the parkland. New leisure uses within the park such as sports pitches and the Plant Nursery area have also left little opportunity to re-establish planting from any period.

An arboricultural survey should be commissioned to fully understand the species, age and condition of existing trees and reviewed before any interventions are made.



KEY

-  Trees which have been removed since 1945
-  Trees which existed pre-1945
-  Trees planted post-1945

1945 Aerial imagery was used as a benchmark to compare existing tree coverage with tree groupings planted pre-1945. The 1945 aerial roughly aligned with the 1906 OS map, which shows the Inch Estate with a well stocked parkland thought to be planted in the later half of 1800.

Site Analysis

Views & Enclosure

Inch Park is located in a topographical depression, and is fringed by established trees, the principle views being from areas of higher ground.

The main external views from the site are north-east towards Arthur's Seat. The winding historic access route from Gilmerton Road reveals filtered views through mature trees to Arthur's Seat. A view can also be appreciated from the flood defence wall inside the Old Dalkeith Road entrance. Arthur's Seat provides a picturesque backdrop to the northern sports pitches, with mature woodland and scattered trees framing the view. The Pentland Hills can be faintly seen from here. The Pentland Hills can be faintly seen from here.

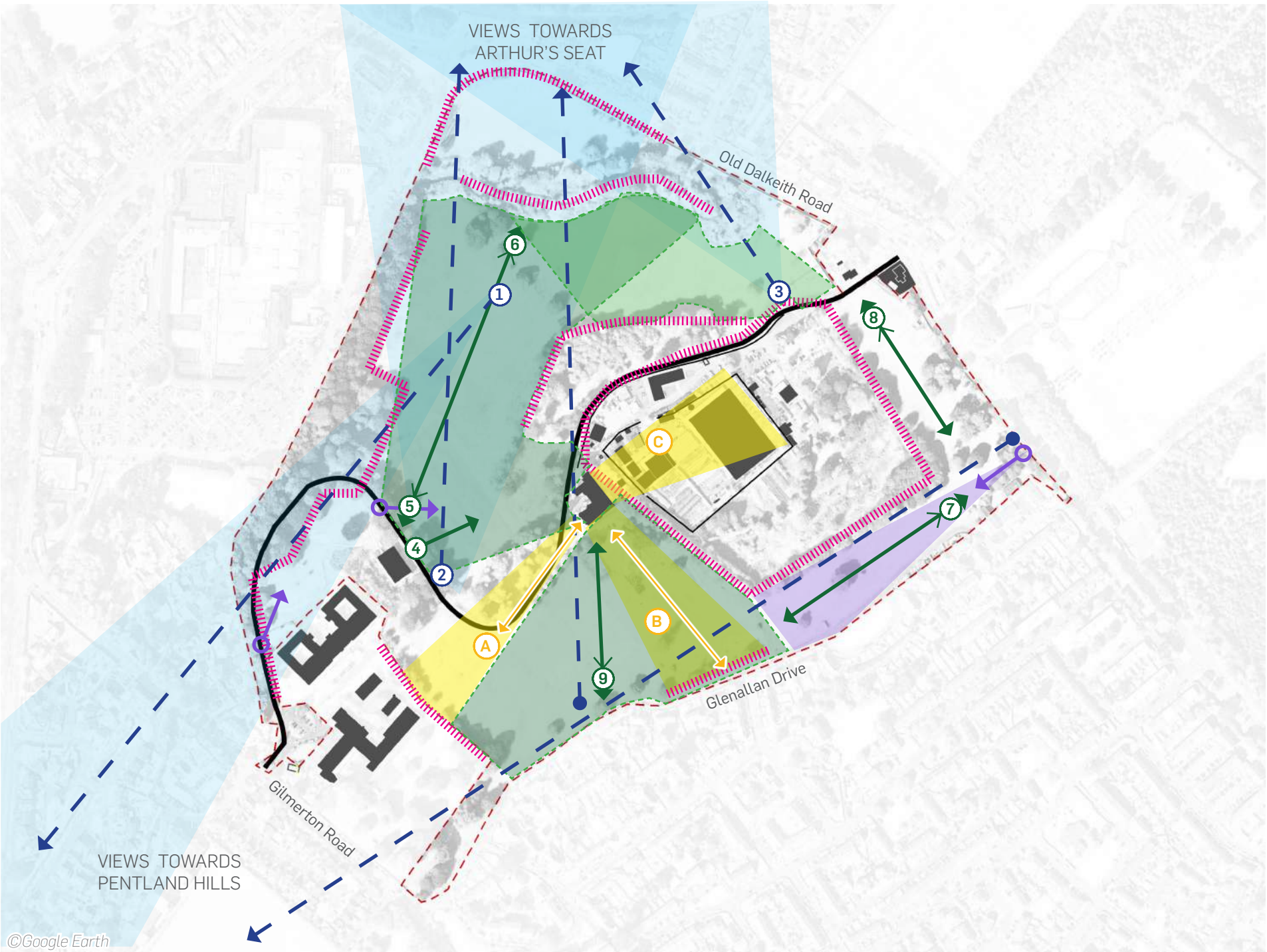
There is a visual connection to Craigmillar Castle.

The Park has good views from open areas to Arthur's Seat to the north and Pentland Hills to the west. Many of the original key views from carriage routes, lodges and to key features with the landscape have been lost or compromised by external development and inappropriate planting, fencing and equipment. The relationship of The Inch to Craigmillar Castle designed landscape is highly significant both historically and in terms of linking walks and planting. Opportunities exist to re-establish these links in the development.

Views into the site can be observed by residents along Glenallan Drive.



Assessment of historic views and vistas



KEY

- External views
- Internal views
- Historic views from Inch House
- Historic approach views

- Visual boundary
- ① Photographic viewpoints (refer to page 24 and 25 for images)
- A Photographic viewpoints (refer to page 25 for images)

Site Analysis

External Views ● — ➔



View south west towards Pentland Hills from the Braid Burn



View north towards Arthur's Seat from the vehicular access route outside the sports club



View north towards Arthur's Seat from the Old Dalkeith Road entrance

Internal Views ⬅➡



Filtered view towards Inch House from the Inch Park Community Sports Club



Long open internal views north east across open parkland from Inch Park Community Sports Club



Long open internal views south west across the parkland and sports pitches from near the Braid Burn

Site Analysis

Internal Views 



View south west towards Pentland Hills over Glenallan Drive inside the Park



View south east from the Old Dalkeith Road entrance towards Glenallan Drive



View through open parkland north towards Inch House from Glenallan Drive

Historic views to/from Inch House 



Views towards the west facade of Inch House from the historic access route. The view is framed by mature lime trees on the left

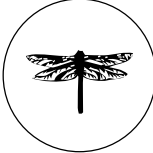


View towards the south facade of Inch House from Glenallan Drive. The existing play area and MUGA detract from Inch House and the parkland landscape



Close view of Inch House from the east. Ancillary storage detracts from the view

Landscape Constraints & Opportunities

	Constraints	Opportunities
Play Area 	Located in a low area, susceptible to regular surface water flooding	Relocate to higher area
	Detracts from the historic vista from Inch House	Relocate away from the south of Inch House or mitigate
	Damaged and unsuitable play equipment	Provide a more diverse variety of play for all age groups and abilities
		Consult with Liberton Primary School on access and play
Braid Burn / Flood mitigation area 	The Braid Burn and surrounding grassland is an area of importance for flood management.	
	Any intervention to the Braid Burn would need consultation with SEPA, Scottish Water and City of Edinburgh Council at the earliest stages of design development. The Burn has already been successfully improved and any disruption to the existing course, vegetation and biodiversity should be avoided.	The success of the Braid Burn restoration area provides opportunities to expand the naturalised habitat area.
Surface water flooding 	There are currently surface water flooding issues across Inch Park	Implement SuDS with infiltration features to areas in the north-east of the site at Liberton Primary School and Inch View Care Home
	Infiltration may not be viable for large areas of Inch Park. A hydrology survey is needed to establish site conditions.	Attenuation features could be introduced in areas where infiltration may not be possible to manage surface water flooding e.g. retention basins
		Liberton Primary School may have the opportunity to work with a Scottish Water Pilot Scheme
		Inch Plant Nursery – glass house/building runoff could be stored and recycled as part of the plant nursery operations.

	Constraints	Opportunities
Inch Parkland 	The majority of Inch Park's open space is intensively managed grassland	Implement a grassland management program to allow for less intensive grassland to establish where possible
	Some of the historic planting structure has been eroded over time	Enhance and restore the 18th Century elements of the parkland design
	Sports pitches occupy large areas of Inch Park, removal of these assets will lead to a loss of community facilities	Maintain and enhance the number of old veteran trees. Retain aerial and fallen dead wood to enhance woodland habitat
		Increase pollinator species
		Re-stock with mixed woodland
	Restoration of the parkland structure may lead to the removal of some trees	Investigate the viability of climate-change adaptable tree species
Inch House 		Enhance and re-establish Lime tree avenues where applicable
		Replacement planting to plug gaps
	Inch House is a Category A Listed Building	Enhance the setting of Inch House by protecting the historic setting (See Inch Parkland Section 1)
		Explore the possibility to reconnect Inch House with the historic walled garden
	Parking and hard standing detract from the front façade of the building	Explore the possibility of Inch House and the Plant Nursery combining parking resources
		Explore the possibility of a new visitors' entrance into Inch House

	Constraints	Opportunities
Plant Nursery 	Existing, viable commercial plant nursery	Remove from the walled garden area to gain more space for nursery activities
	Old out-dated infrastructure	Create opportunities to link with volunteer services
Inch Park Community Sports Club 	Unattractive façade and associated parking	Improve or redevelop the façade to take advantage of the extensive views across Inch Park and towards Arthur's Seat
	Lack of sports pitches due to flooding	Explore the possibility of all-weather pitch within the plant nursery area
Depot 	Security and fencing is to protect equipment and fuel security	Design in safety
	Large footprint. Space needed for storage and manoeuvring of machinery	Rationalisation of space and storage
Inch View Care Home 	No direct access into the Park from the care home	Consider dementia friendly design
Access and Circulation 	Gilmerton Road and Old Dalkeith Road entrances are uninviting gateways. Both are car dominant.	Protect and enhance the historic entrances
		Rationalise parking especially at the Gilmerton Road entrance
		Improve walking, wheeling and cycling at entrances. Clear defined routes
		Improve access across Old Dalkeith Road to Bridgend Farmhouse
	Poor path conditions and circulation	New routes to encourage health benefits e.g. a defined 1.5km route for walking/jogging. Re-purposed trim trail elements.
	Paths are inaccessible for some	Improvements to entrances



Step 2: Public & Stakeholder Consultation

Consultation Process

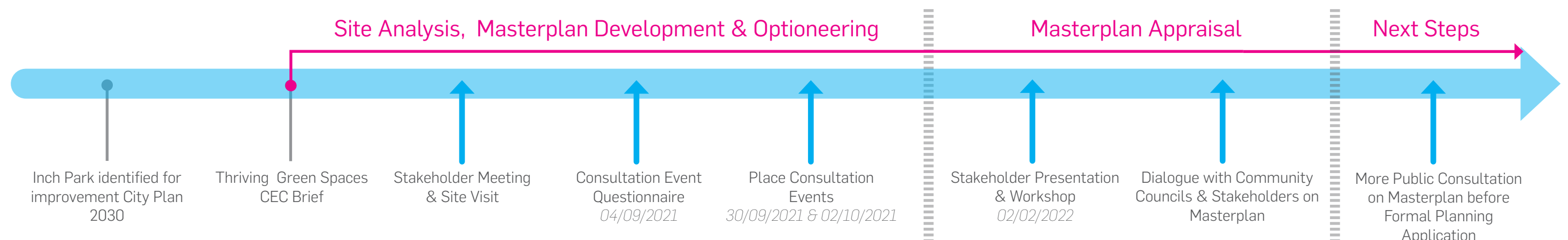
Public and stakeholder consultation has been an integral part in the development of the Inch Park Masterplan. The Inch Regeneration project has allowed the local community to express their views on Inch Park as it exists today and what their future aspirations for the Park may be.

The consultation process has:

- enabled members of the public to influence the development of the Masterplan
- provided the opportunities for community councils, stakeholders and individuals to give feedback
- Stakeholders workshops have allowed consultees to share their needs and understand their shared values
- encouraged the community to help shape the proposals to maximise local benefits and minimise any downsides by sharing their views

The overall impact of the consultation process was that:

- the community open event and questionnaire allowed options of the local community to emerge
- the Place Standard Tool was a more structured process
- open dialogue has been allowed between the project team and stakeholders
- it aimed to achieve overall community and stakeholder design contributions to the masterplan and strategy



Consultation | Inch Park Stakeholders



Communities and Organisations which occupy or surround Inch Park:



Inch Park Community Sports Club

Inch Park Community Sports Club is located in the east of Inch Park and currently occupies 9.8 hectares of the Park including football, rugby and cricket pitches.

The Club serves as the hub for three clubs: Edinburgh South Football Club, Lismore Rugby Club and Edinburgh South Cricket Club. The Club helps deliver schools programmes, the government's Active Schools programme, and youth initiatives to encourage healthy lifestyles.

Charity registered in Scotland, No: SC040057.

<http://www.inchpark.org/>



Liberton Primary School

Liberton Primary School is located adjacent to the western boundary of Inch Park. The school covers the catchment of The Inch, Liberton, and South Newington neighbourhoods. Liberton Primary School provides primary education of approximately 450 pupils.

Contact the City of Edinburgh Council



Inch House Community Centre

Inch House Community Centre is located within Inch House; - a Grade 1 historic building dating from the 16th Century. The Centre offers a range of services for all age ranges including; classes provided by Edinburgh Council's Adult Education Programme, creche, music spaces, crafting, yoga and wellbeing classes, historic groups etc. The house is also available for events hire.

Charity registered in Scotland, No: SC049401

<https://www.inchhouse.co.uk/inch-house>



Inch Plant Nursery

The Inch Plant Nursery sits on a ten acre site within the walled garden of Inch House. The Nursery grows plants for parks, green spaces and planters across the Council district, retails plants to the general public, and runs gardening workshops.

<https://www.edinburghoutdoors.org.uk/plants-sale>



Inch Depot

Inch Depot is located adjacent to Inch Plant Nursery. The Depot provides equipment storage for the parks maintenance team as a base from where they maintain parks and green spaces across the south east side of Edinburgh.

Contact the City of Edinburgh Council



Inch View Care Home

Inch View Care Home is a residential care home specialising in dementia, challenging behaviour and high dependency. Located next to Liberton Primary School on the western side of the Park.

Contact the City of Edinburgh Council



Braid Burn Flood Defence

Contacts: City of Edinburgh Council and Scottish Environment Protection Agency



Inch Community

Inch Park Regeneration Project

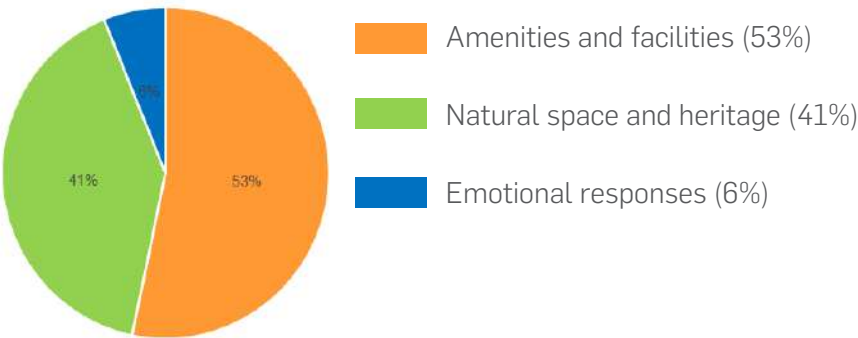
Consultation | Inch Park Community

Consultation Event

A public consultation event was held at Inch Park on Saturday 4th September 2021 at 11am-3pm during a family fun day. A questionnaire was used which asked three open-ended questions. 253 usable responses were received.

Results

Question 1: "What do you love about Inch Park?"



The main topics which emerged were that people loved the existing facilities at the Park. The Inch Park Community Sports Club and Inch House were frequently mentioned. The large open green space with mature trees was regarded as unique. Also, consultees felt a strong emotional connection to Inch Park.

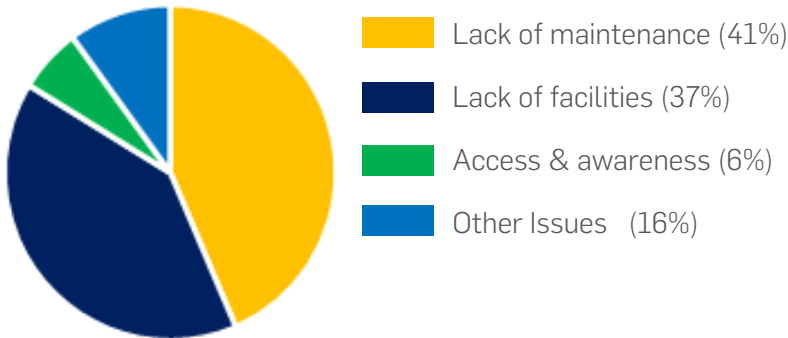
"My family love Inch Park because of its green space and access nature"

"Access to women's community groups in a lovely setting"

"My child loves to play in the Park"

"I love the tranquility here"

Question 2: "What do you think can be improved at Inch Park in its current state?"



Four broad topics emerged. Many consultees said that there was a lack of facilities and that general maintenance could be improved. The lack of awareness and accessibility to information at Inch Park (events, groups etc) also featured. Winter flooding and vandalism were also frequently noted.

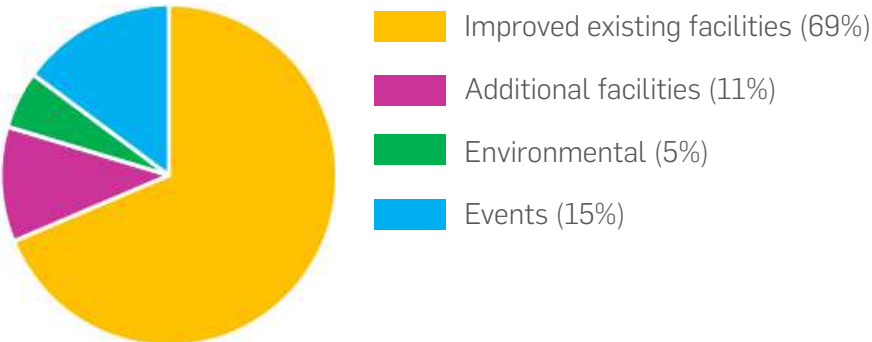
"There are no public toilets"

"There is not enough usable play equipment in the Park"

"Flooding prevents football during the winter."

"Bins are often overflowing"

Question 3: "What would you like to see in the future at Inch Park?"



Consultees had enthusiastic responses. Many would like improvements to the existing facilities they already love. For example, an additional all-weather pitch to mitigate the flooding of pitches in the winter. Others would like to see more planting variety and biodiversity. A cafe and WC facilities were also popular comments.

"All weather sports pitches would help the issues with winter training and flooding"

"I would like to see more events and festivals in the Park"

"a larger wildlife area next to the Braid Burn "

"An outdoor cafe or shop would be in great in the summer"

Consultation | Community

Place Standard

The Place Standard Tool (PST)¹ was developed by NHS Scotland and Architecture and Design Scotland. It has been widely used since 2016 and taken up across the world. It is also known by the question it poses: **'How Good Is Our Place?'**

The Thriving Green Spaces Team ran two real-world workshops to look at Inch Park on 30th September and 2nd October 2021, using the Place Standard Tool (PST) 'with a climate lens'.

Priorities for Action identified the Place Standard Workshops:

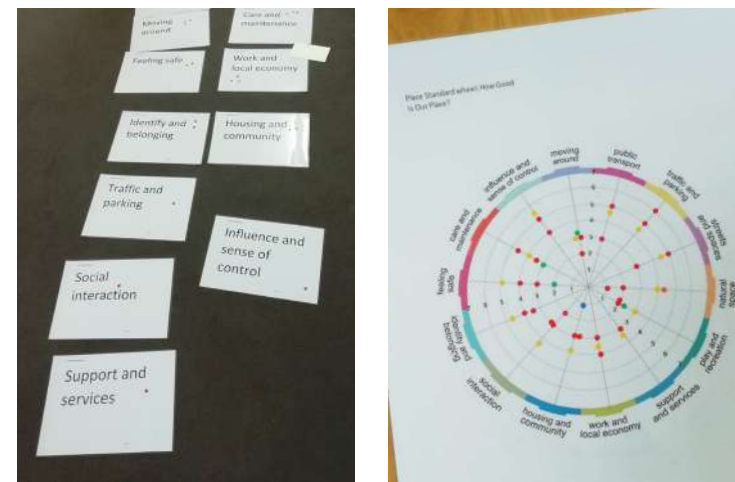
- **Play and recreation:** need to improve *range and quality* of facilities, especially for children, and desire to improve quality of sports pitches, specifically
- **Support and Services:** desire to improve overall range and quality of these in Inch Park
- **Work and Local Economy:** desire to build on opportunities such as at Inch Park Plant Nursery and Depot space and possibly green energy
- **Social Interaction:** expressed need to improve opportunities and make Inch Park a more rounded environment for a wider range of social interactions
- **Feeling Safe:** considered scope to improve lighting, paths and cycling
- **Care and Maintenance:** general desire for improvement throughout the Park to make most of it
- **Influence and Sense of Control:** feeling that local organisations and people should have more of a say in the future of Inch Park and its facilities.

Contact Thriving Green Spaces for detailed notes.
thrivinggreenspaces@edinburgh.gov.uk

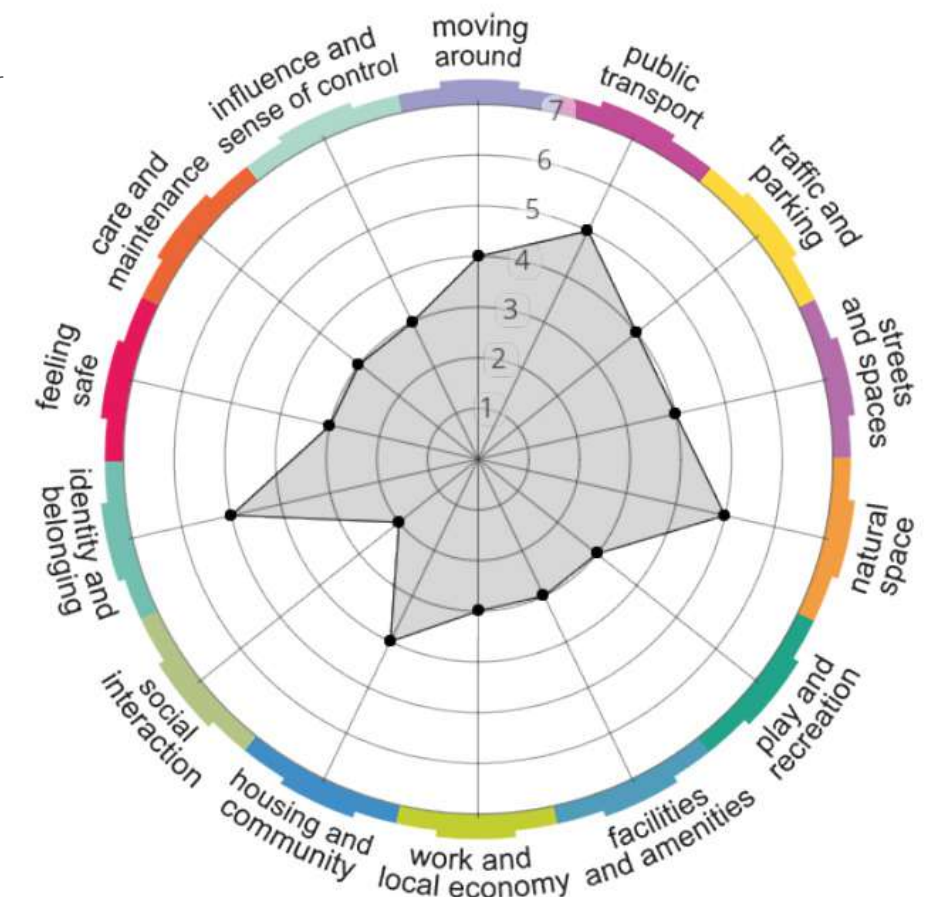
Average results from Place Standard scoring, Inch Park Fun Day and Place Standard workshops

The Place Standard Wheel explained: 'Where [your place] has done well, the diagram will reach the edge of the circle... Where it has done poorly, it will touch the centre... 1 is the lowest score and means lots of room for improvement. 7 means very little room for improvement.'

Source: Place Standard Toolkit.



Place Standard Workshop process images



"I like the trees..." "[it's important there's space] for people who want to walk by themselves, space to be alone."

"Picnic tables are lacking. They could be closer to the play areas"

"Current energy usage in Park community facilities is very inefficient' [there is a lot of room for improvement but investment is needed]"

"A need to take down some physical boundaries with the Park and better link stuff up"

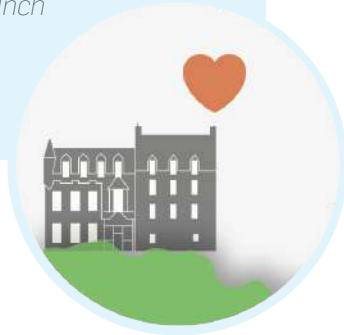
"Improve entry points into the Park and Plant Nursery"

¹ <https://www.placestandard.scot/>

Step 3: Evolution of the Design Brief | Prioritisation of Key Themes

Celebration of Inch House & Park's **history & character**

Celebrate the distinctive character of Inch House, Park and Gardens



New **sports facilities**

All weather pitch



Management & maintenance

Improve maintenance and repair regime



Protection & enhancement of **natural environment**

Improve/ extend the Braid Burn corridor



New & improved **leisure facilities**

New Cafe and walled garden with toilets, performance space, plant retail and workshops



Health & wellbeing of the community



New **play opportunities**

Innovative and variety of play for all age groups



Improved **Active Travel** connections

Integrate in the network and connect existing green spaces, employment areas and services.



Prosperity & income

New, efficient plant nursery with retail and workshop facilities



Step 4: Masterplan Optioneering

Optioneering Spatial Challenges:

- Location of the full size all-weather pitch within the footprint of the outer walled area/compound
- Location of the cafe and retail hub and relationship to parking and accessibility
- Restoring the historic parkland around the existing pitches
- Sensitivities around tree removal
- Location of SuDS

Option 1



Key Design Features:

- All-weather pitch located in main parkland alongside a new multi use games area
- Separated Depot and Nursery
- Extended Braid Burn habitat area
- Main play area located in the Braid Burn habitat area
- Reintroduced Lady Susan's Walk
- Community orchard
- Main car park to the north of the walled garden area

Option 2



Key Design Features:

- All-weather pitch located within the outer walled garden screened by existing trees
- Play area located next to Liberton Primary School
- Smaller play area with the walled garden
- Formalised planting to the main facade of Inch House
- Main Car park located to the east of the walled garden
- Reintroduced Lady Susan's Walk

Option 3



Key Design Features:

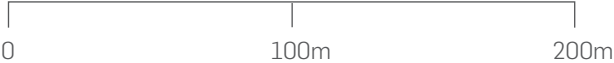
- No all-weather pitch
- Play area located next to Liberton Primary School
- Removal of serpentine lake. Drainage swale surrounds the nursery compound.
- Larger formalised planting to the main facade of Inch House
- Moat added to Inch House
- Main car park to the north of the walled garden area

The Masterplan

Option 2 was the most popular option with stakeholders when the three Masterplans were tabled and discussed. The final agreed Masterplan is a hybrid of all three using Option 2 as a base with the inclusion of specific elements from Options 1 and 3.



(Approximate for hand drawn masterplan)



KEY

- 1 Inch House with enhanced setting
- 2 Reinstated walled garden
- 3 'The Courtyard' cafe and retail space with associated parking
- 4 Kitchen Garden with greenhouse
- 5 Pleasure Garden
- 6 Inch Depot with office/mess building and parking
- 7 Parks and Greenspace Plant Nursery polytunnels
- 8 Glasshouses
- 9 Improved parking facilities including cycle parking
- 10 Community workshops
- 11 New pedestrian/cycleway entrance into Park
- 12 Entrance gateways
- 13 Accessible circular paved route around Park
- 14 'The Greenhouse' nursery retail area
- 15 Reinstatement of Lady Susan's Walk with gateway into the Park
- 16 Improvements to Lime Walk footpath
- 17 Enhanced Braid Burn Habitat Area with nature trail
- 18 Natural play area
- 19 Formal play area to walled garden
- 20 Addition of parkland trees
- 21 Repositioned Multi-Use Games Area with teen hub
- 22 Storage hub to pitch area
- 23 Teen hub/shelter
- 24 Fitness circuit
- 25 Reflective pool with SuDS attenuation capabilities (the design, size and shape of this feature to be finalised during detailed design)
- 26 New vehicular entrance (access from Old Dalkeith Road to be finalised during detailed design)
- 27 Proposed all-weather pitch with changing, storage and disabled parking facilities
- 28 Access to limited/disabled parking for all weather pitch
- 29 Inch Park Community Sports Pavilion (to be extended)
- 30 Proposed western pedestrian entrance between Inch View Care Home and Liberton Primary School
- 31 Performance space
- 32 Nursery storage hub

Masterplan Components

Access & Circulation



Vegetation



Sports Facilities



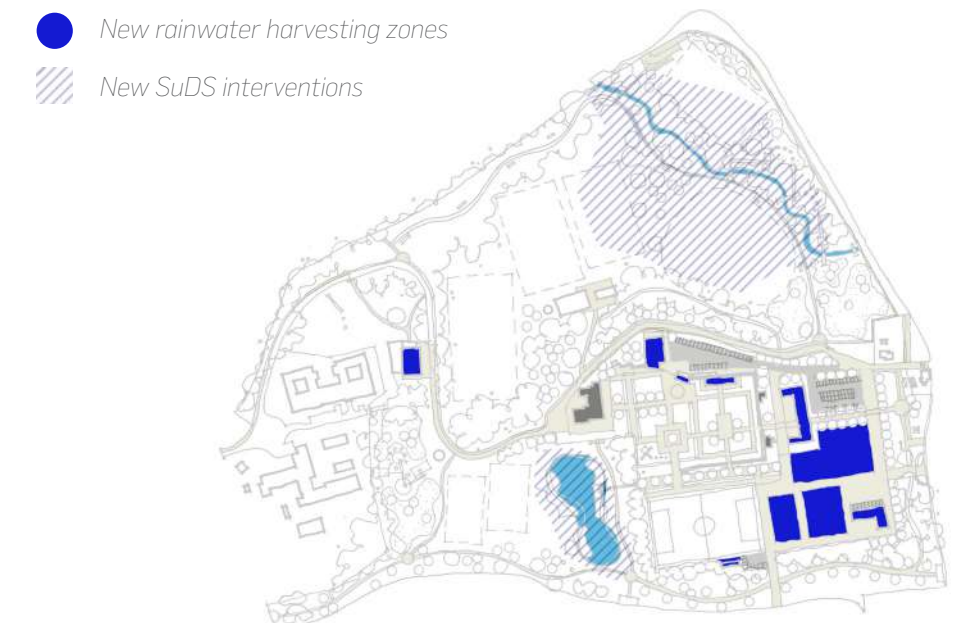
Play Areas



Income Generation, Employment & Training



Sustainability



Masterplan Features: Ideas & Inspiration | Cultural Heritage

Inch Park's historic importance is celebrated



Contemporary Parterre



Re-introduced kitchen garden



Reimagined pleasure gardens



Legible way-finding posts (potential to echo signage in Edinburgh Old Town)



Sundial sculpture reflective of historic lost ones



Legible gateway artwork to consolidate Inch Park's Identity



Interpretation boards in natural materials



Information board

Masterplan Features: Ideas & Inspiration | Sustainability

A focus on climate change, use of Green Energy and improvements to biodiversity



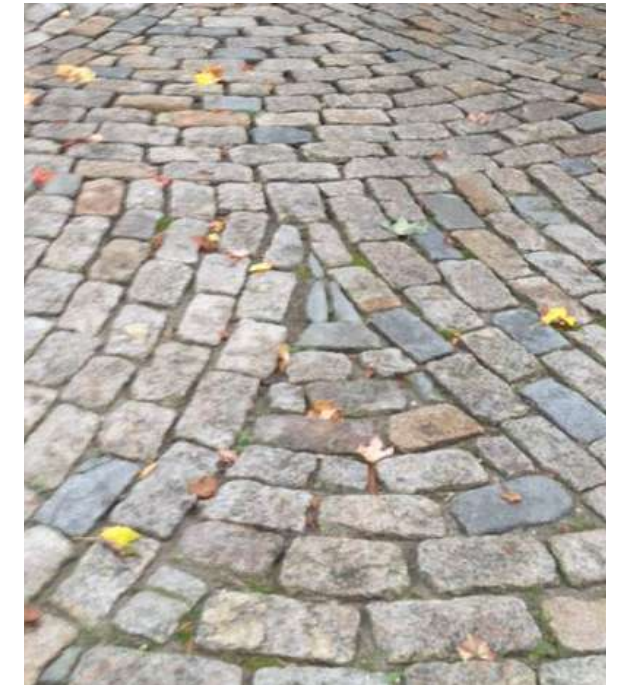
Combined reflection pool with stormwater storage



Use and production of renewable energy on site



Construction of zero carbon buildings



Use of reclaimed materials where appropriate



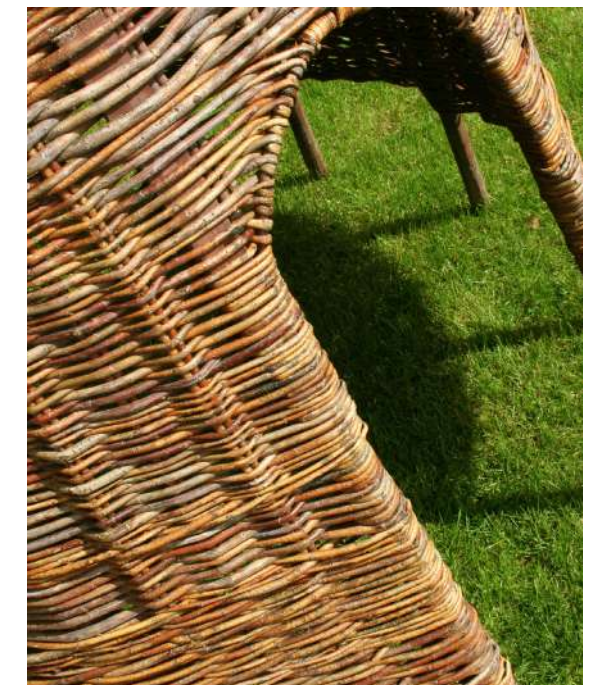
Mown grass paths reduce maintenance regimes



Wildflower meadows increase biodiversity



SuDS features doubling up as playswales



Use of natural materials in play features

Masterplan Features: Ideas & Inspiration | Accessibility & Inclusivity

Open access to the variety of areas Inch Park has to offer



Accessible boardwalks to allow open access the Braid Burn ecology area



Level paths to allow access into Pleasure Gardens



Routes clearly laid out



Sensory path with lightly textured surfacing



Colourful planting to fully accessible Walled Garden Area



Sensory planting



Frequent benches to allow for rest stops



Legible way-finding posts



Interpretation boards

Masterplan Features: Ideas & Inspiration | Health & Wellbeing

Formal and informal activities for all



Informal sporting activities



A path network to allow for a one kilometre Parkrun



Adventure play equipment



Nature trails and natural play



Formal astroturf sports pitch



Informal trim trail exercise loop



Horticultural practices



Community orchards

Masterplan Features: Ideas & Inspiration | Materials

Paving Materials



Resin bound gravel footpath to walled garden area and primary routes



Bitmac footpaths to less central areas



Decking to Braid Burn Habitat Area



Yorkstone paving to Inch House threshold



Flame textured Yorshone paving threshold



Caithness paving to cafe courtyard areas

<https://www.edinburgh.gov.uk/downloads/file/29052/edinburgh-street-design>

<https://www.edinburgh.gov.uk/downloads/file/27028/listed-building-and-conservation-areas>

<https://www.edinburgh.gov.uk/downloads/file/24354/edinburgh-s-heritage-strategy>

Conclusion & Next Steps

Conclusion

The City of Edinburgh Council intends that the concept masterplan and this document be used as key reference points for planning and investment at Inch House and Park for the next 10 years, including discussions with a range of potential funders.

Next Steps

Following development of the outline masterplan proposals the Thriving Green Spaces team will carry out further public consultation on the outline masterplan and feedback will be incorporated before developing the design to a stage where it can be submitted as a formal planning application. This next stage of design and implementation of final masterplan proposals is subject to funding being secured



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