

# For Sale

On Behalf of NHS Lothian and the Edinburgh & Lothians Health Foundation

## THE ROYAL HOSPITAL FOR SICK CHILDREN 9, SCIENNES ROAD, EDINBURGH, EH9 1LF

Approx 1.62 HA (4.01 acres)



**Ryden** | Residential Land  
& Development  
0131 225 6612

Edinburgh & Lothians  
Health Foundation

**NHS**  
Lothian



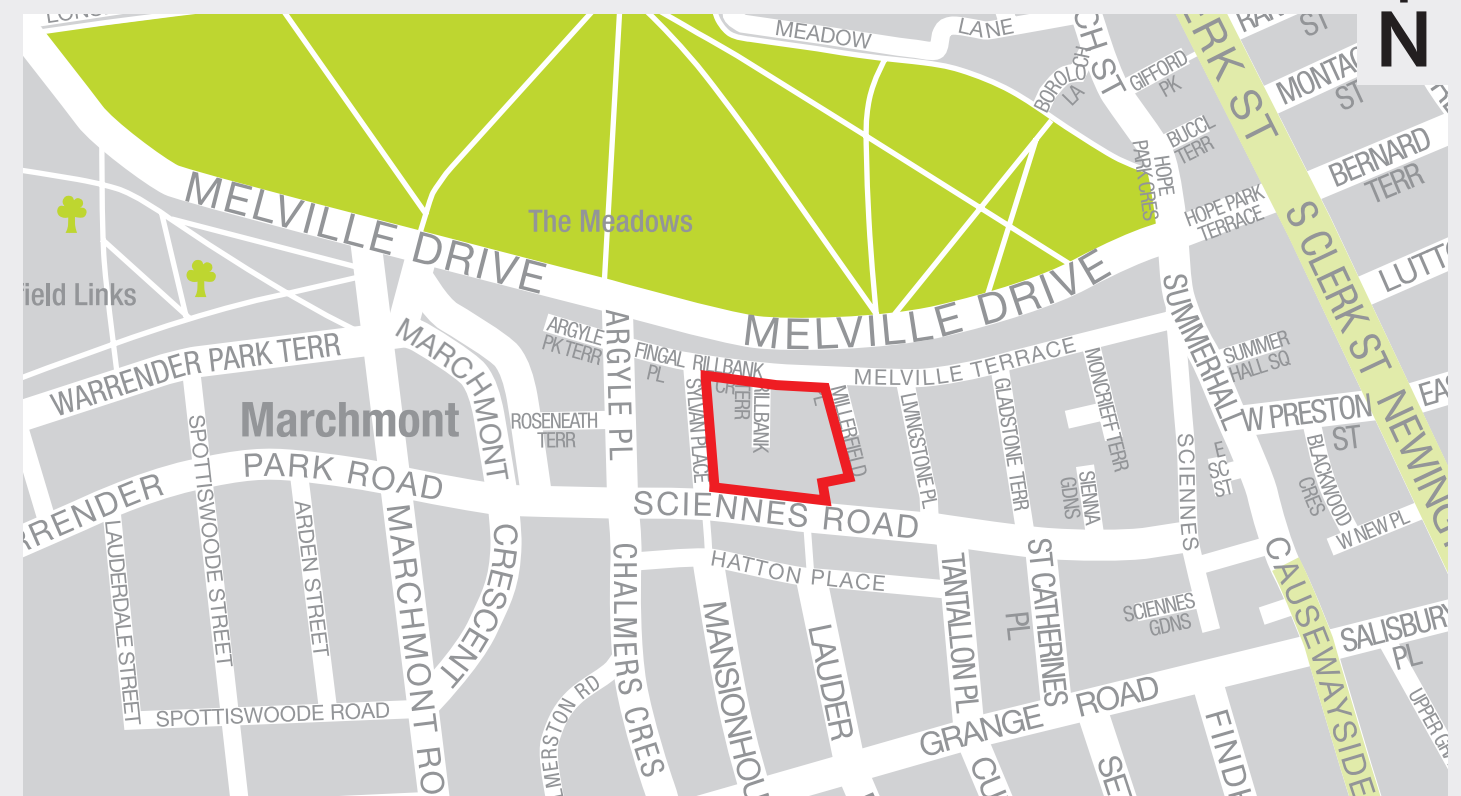
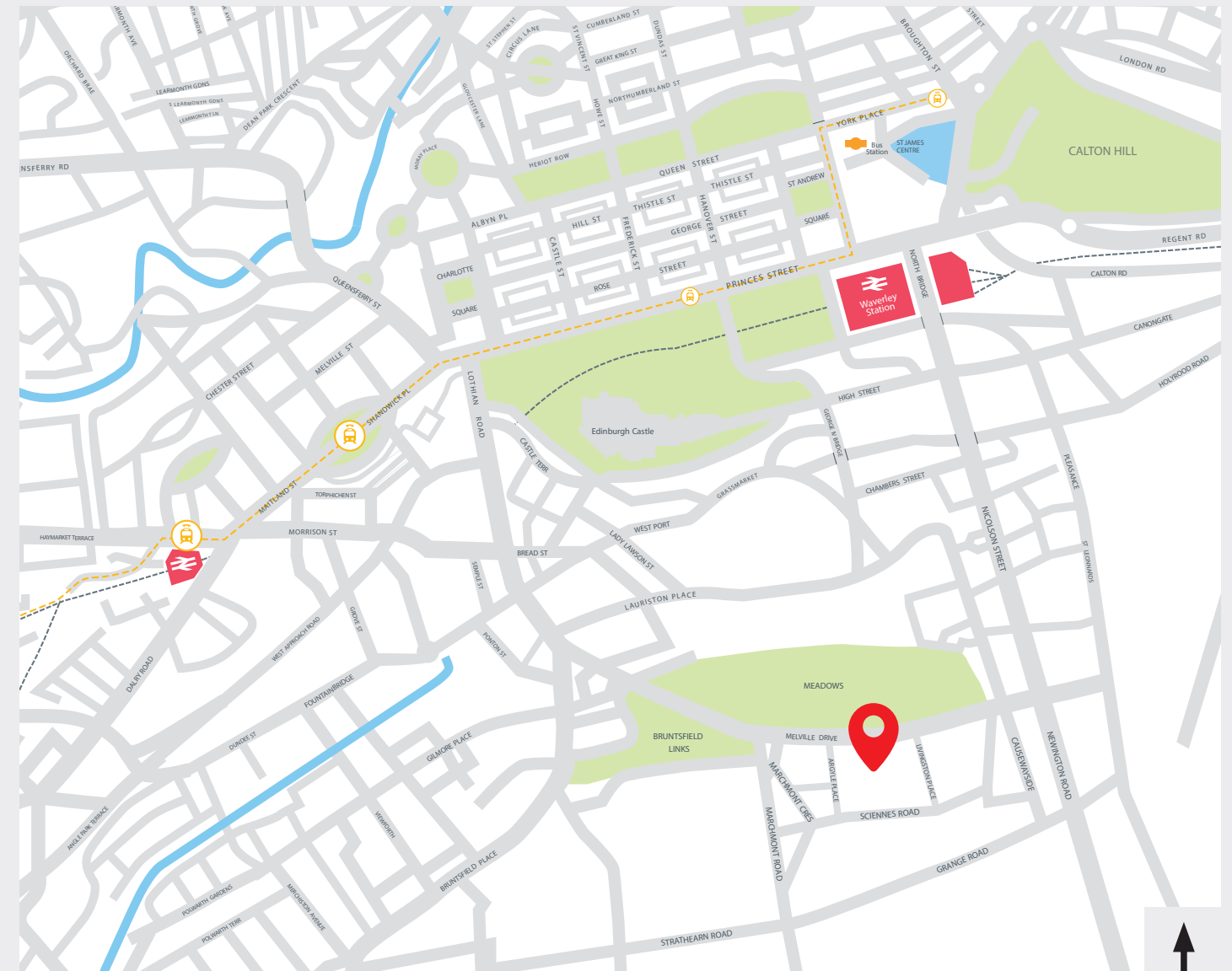
# Location

Edinburgh, Scotland's capital, is one of the fastest growing cities in the UK with a population in the region of 499,000 and a broader city region population of approximately 1.35 million.

The city is the largest financial centre in the UK outside of London and home to many of Scotland's most well established businesses along with the Scottish Parliament. Edinburgh is also a world renowned tourist location and is famous for the Edinburgh International Festival and the Fringe, the world's largest international arts festival.

The Royal Hospital for Sick Children (RHSC) is located in the Sciennes/ Marchmont area of Edinburgh, approximately 1 mile south of Princes Street and on the edge of the city centre. The University of Edinburgh's central campus is 500m north of the site. The immediate surrounding area benefits from a mix of attractive green space including the popular Meadows, there are a variety of local amenities including specialist shops, cafes, bars and restaurants around Argyle Place and Roseneath Terrace. The site sits within the Marchmont, Meadows & Bruntsfield Conservation Area.

More specifically, the site is bounded to the South by Sciennes Road, to the North by Rillbank Crescent, to the East by Millerfield Place and to the West by Sylvan Place. Sciennes Primary School is immediately to the South East of the site.







Arthur's Seat

Calton Hill

Scottish Parliament

Holyrood Park

Waverley Station

Royal Mile

University of Edinburgh  
Central Campus

Quartermile

The Meadows

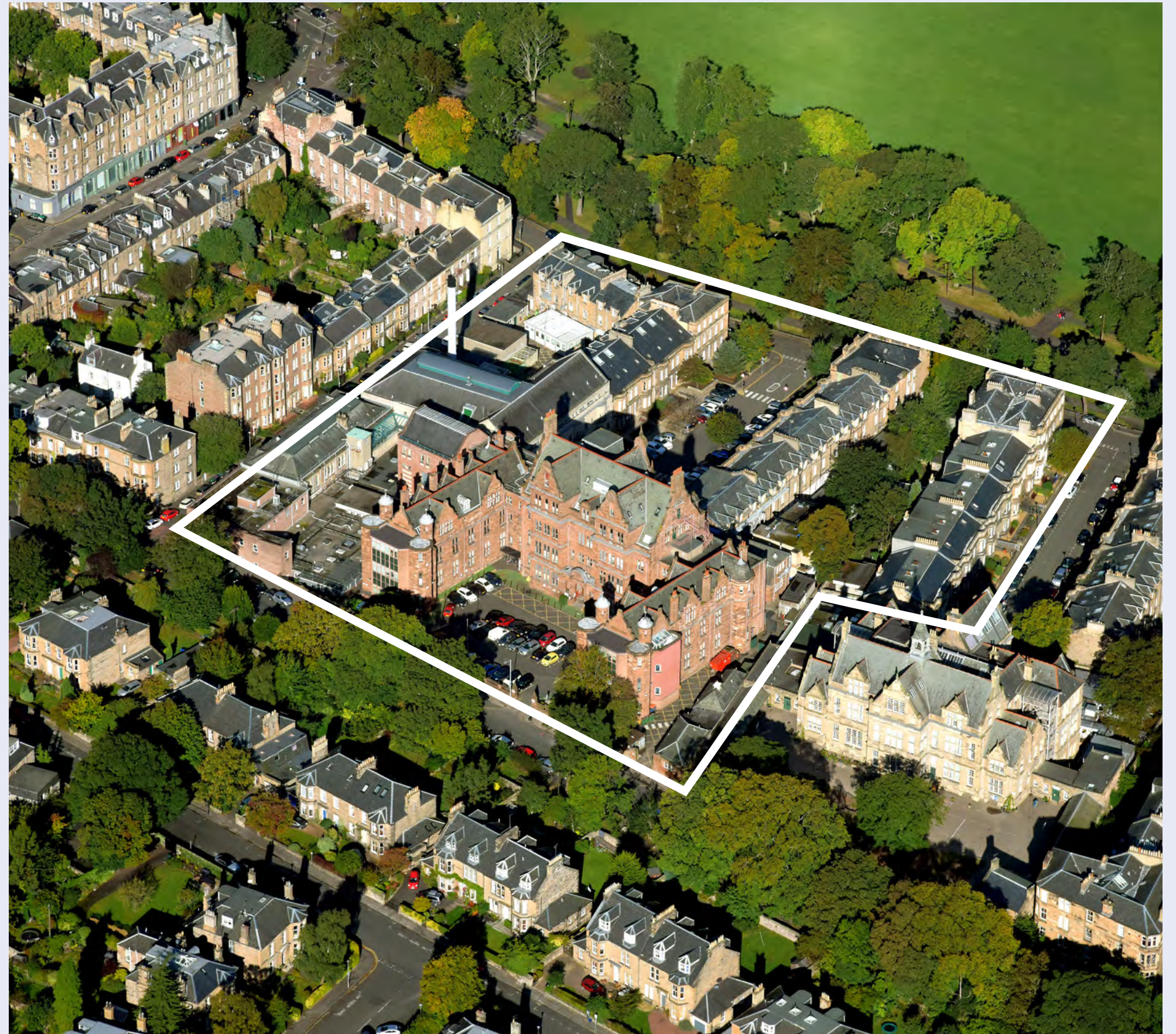
Sciennes Primary  
School



# Description

The RHSC site extends to approximately 1.62 hectares (4.01 acres). The site is irregular in shape and slopes gently downwards from Sciennes Road to The Meadows in a northwards direction. The cul-de-sac street known as Rillbank Terrace sits within the site and forms one of the principal vehicle access points. Further access points to the site can be found on Sylvan Place and Sciennes Road. The north east section of the site, which comprises a terrace of villas is accessed from Millerfield Place.

For ease of reference we have sought to provide a description of this site in 3 distinct zones on the following pages.



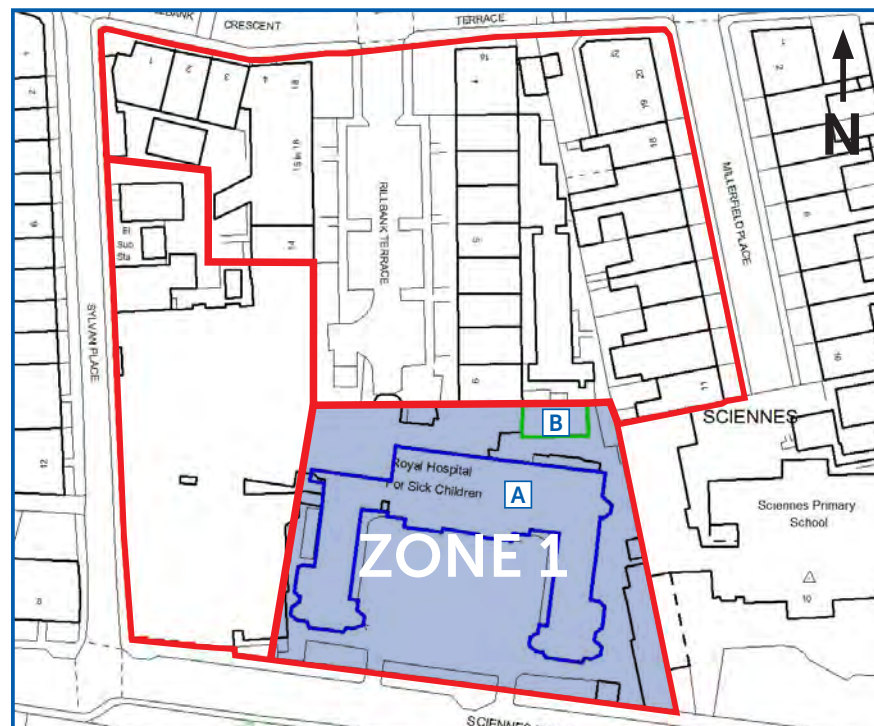


# Zone 1

## Main Hospital Building & Mortuary Chapel

The main hospital building, which fronts onto Sciennes Road, comprises an imposing red sandstone building arranged over basement, ground and four upper floors. The building was designed as a U-plan childrens hospital by George Washington Browne and was opened in 1895. The building is category B listed by Historic Environment Scotland. Various accretions have been excluded from the listing as illustrated on the plan below. The Main Hospital Building continues to function as a fully operational unit providing clinical care including high dependency units.

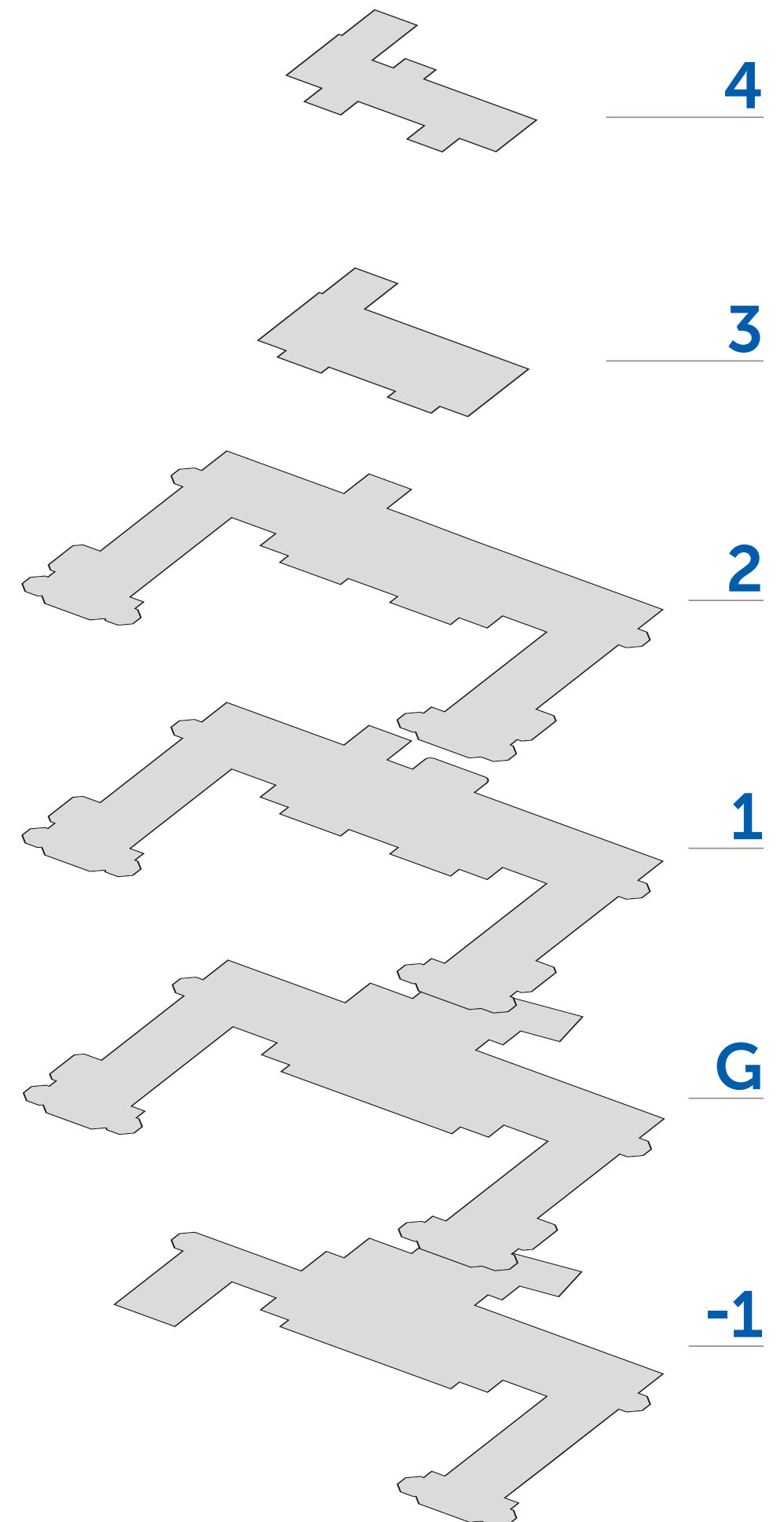
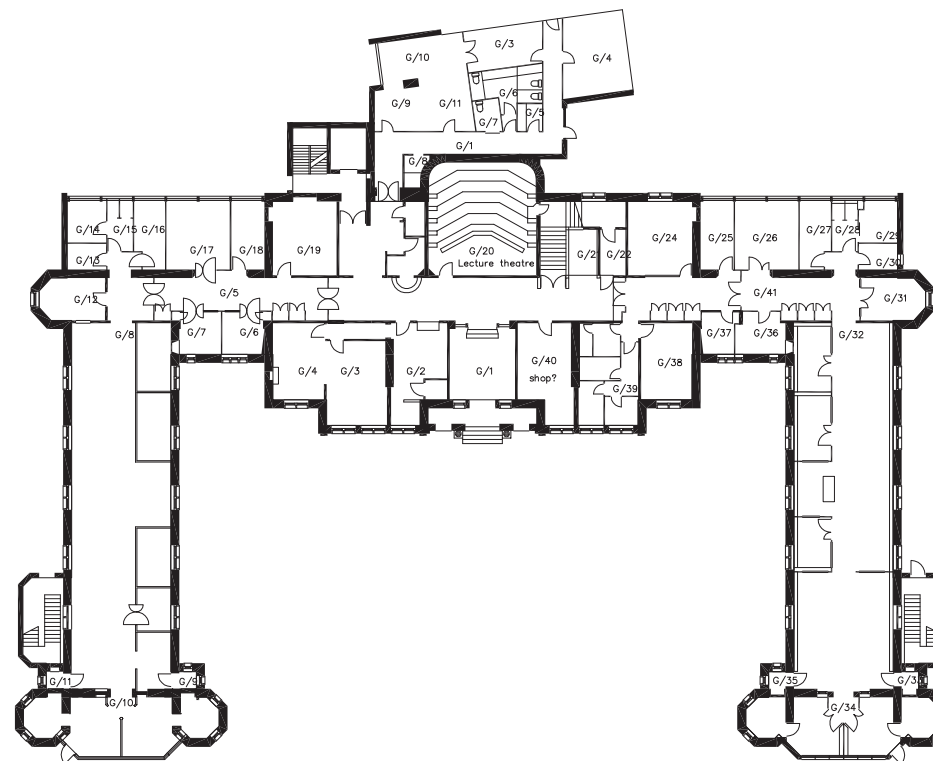
The Mortuary Chapel building, which is located on the North East corner of the Main Hospital Building comprises a simple two storey red sandstone building. The building is Category A listed and contains a small room decorated with murals by the renowned Scottish Arts & Crafts artist, Phoebe Traquhair. The murals were relocated to the Sciennes site in the late 1800's having originally been accommodated within previous hospital buildings at Lauriston Lane.



**A** Main hospital  
**B** Mortuary Chapel



## Ground floor plan





## Zone 2

### Rillbank Crescent and Rillbank Terrace

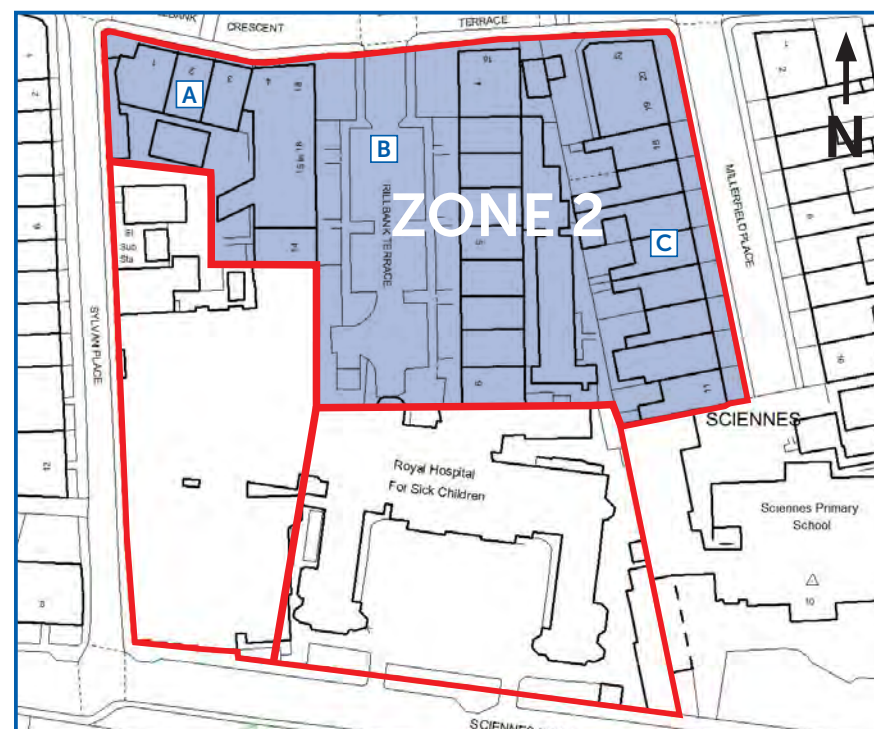
Within the sale is included a large number of Victorian terraced sandstone villas and tenement properties within Rillbank Crescent, Rillbank Terrace and Millerfield Place.

Specifically the properties are positioned to the East and West of Rillbank Terrace (numbers 1-9 inclusive & 14-18 inclusive) and to the South of Rillbank Crescent (numbers 1-4 inclusive). The buildings were originally constructed as residential dwellings and were purchased on a piecemeal basis over many years to support the growing clinical care requirements of the hospital. Many of the properties interconnect with each other and have been subject to various additions and alterations over the years. The properties on Rillbank Terrace are not listed but sit within a conservation area. The properties are largely 2 storey and part 3 storey terraced villas with the exceptions being numbers 1 & 18 Rillbank Terrace and number 4 Rillbank Crescent which are contained within 3 storey and basement corner blocks.

Typical ground floor plan - Rillbank Terrace



Typical first floor plan - Rillbank Terrace



- A Rillbank Crescent
- B Rillbank Terrace
- C Millerfield Place



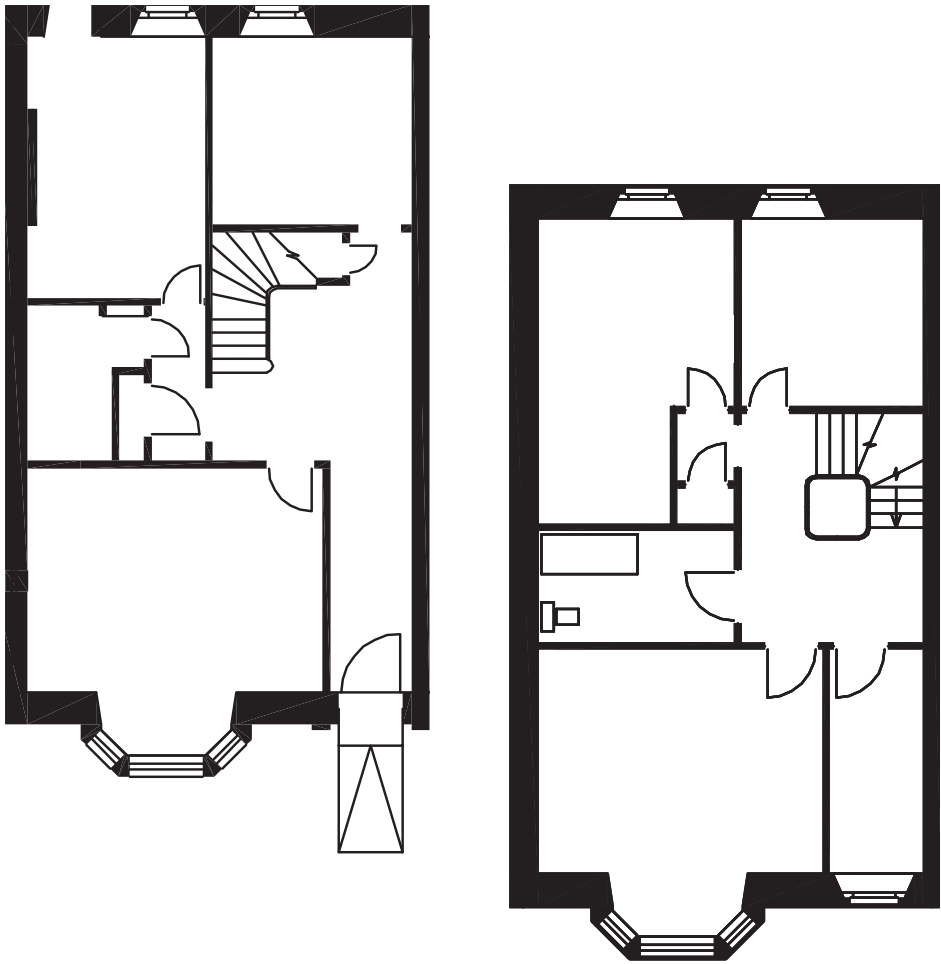


# Zone 2

## Millerfield Place

The properties on Millerfield Place (11- 21 inclusive) are on the east side of the street and were built in circa 1864. All the properties are category C listed by HES and described as an early example of a planned terrace. Numbers 11-18 are two and part three storey terraced villas. Numbers 19, 20 & 21 comprise the corner block arranged over lower ground, ground and two upper floors and have been sub-divided into various apartment style units.

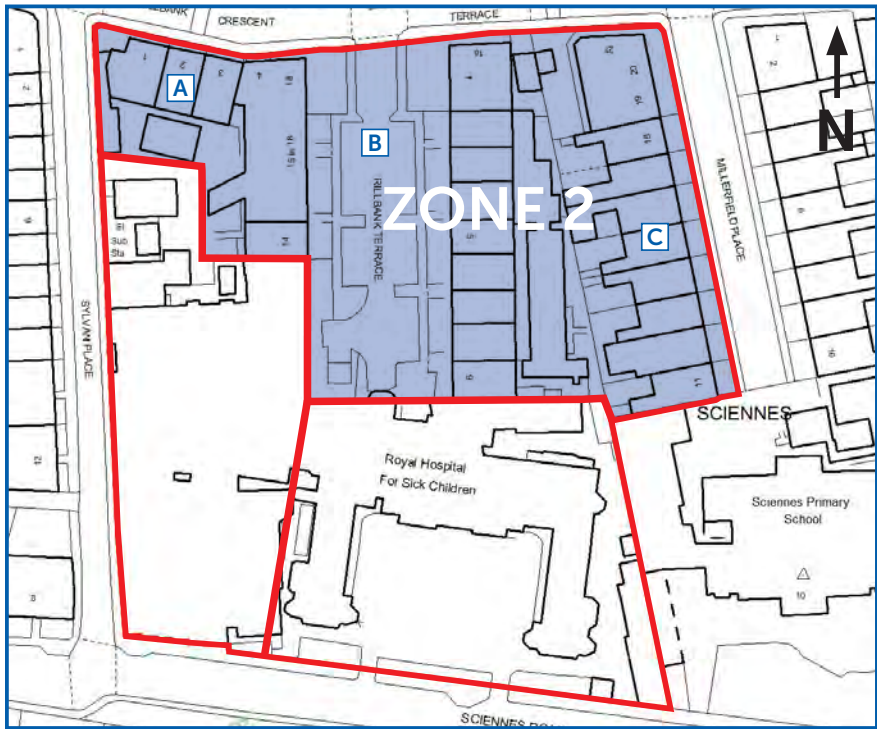
Typical ground floor plan - Millerfield Place



Typical first floor plan - Millerfield Place



Millerfield Place



- A Rillbank Crescent
- B Rillbank Terrace
- C Millerfield Place



The Meadows

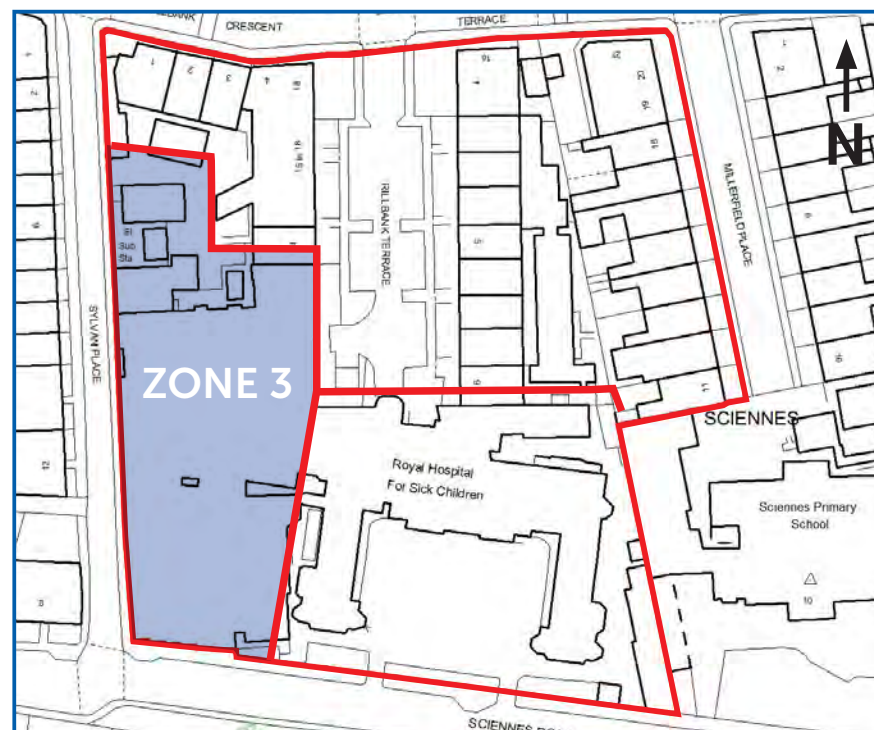


# Zone 3

## Development Site

### Sylvan Place/Sciennes Road

The South East section of the site which runs along the East side of Sylvan Place and on the corner of Sciennes Road has been developed over the years with various buildings including the Accident & Emergency department. It is anticipated that the buildings in this area of the site, which links through to Rillbank Terrace, can be demolished to make way for potential new build development subject to statutory consents being obtained. As the site plan below illustrates, this area extends to approx. 0.3 HA (0.76 acres)





# Accommodation

Please note due to ongoing clinical care within the hospital, a full measurement survey has not been undertaken. Outlined below are estimates of the gross internal areas of the terraced villa/apartments and listed elements of the main hospital building and mortuary chapel:

ADDRESS	Approximate Gross Internal Area	
	SQ M	SQ FT
Main Building	4,516	48,610
Mortuary Chapel	149	1,604
11-21 Millerfield Place	2,791	30,042
1-9 Rillbank Terrace	2,651	28,535
14-18 Rillbank Terrace*	1,572	16,921
1-3 Rillbank Crescent	790	8,504
	12,469	134,216

\* includes 4 Rillbank Crescent which interconnects



# Planning

In the adopted local plan (the Edinburgh City Local Plan - 2010) and the emerging local development plan (the Edinburgh Local Development Plan), the Royal Hospital for Sick Children (RHSC) is within the 'urban area' and there are no site specific land use policy designations for the site. The site is however within a designated Conservation Area which in this instance is the 'Marchmont, Meadows and Bruntsfield' Conservation Area. A Conservation Area Character Appraisal has been produced by City of Edinburgh Council (CEC) and makes a specific reference to the RHSC which is noted as a 'focal point' within the area.

Under the terms of the adopted local plan and emerging local development plan, planning applications will be required to pay particular regard to policy relating to the conformity and compatibility with the character of the surrounding area. Development proposals should

not impact detrimentally on existing amenity. There is a presumption in favour of the preservation or enhancement of the special character or appearance of the conservation area. Development is expected to demonstrate high standards of design appropriate to the historic environment.

The main hospital building is Category B listed. Separately, there is a Category 'A' listed building within the site. Historic Environment Scotland (HES) will be a statutory consultee in any proposals which directly affect the 'A' listed building or its setting. Heritage policies contained within the adopted local plan and emerging local development plan will apply. The Historic Environment Scotland Policy Statement (June 2016), and associated Managing Change guidance series also contain specific policy guidance against which proposals which affect listed buildings will be considered.

# Technical Information

Further information is available on the site and held on a password protected datasite ([www.rhscedinburgh.co.uk](http://www.rhscedinburgh.co.uk)). Please contact the selling agents for access details.

# Energy Performance Certificate

EPC can be provided upon request.





## Offers

Offers are invited for the heritable interest in the property which will be sold as a single lot. Bidders should be contact the selling agents to confirm their interest and be provided with a detailed briefing of the bidding process. A closing date for offers will be set in due course.

## Viewings

All viewings and site inspections, including external site visits must be strictly accompanied by representatives from Ryden. Any site visits must be arranged in advance due to the ongoing clinical care within the hospital. Interested parties should be aware that only limited access will be available to certain areas within the site.

## Further Information

Please contact the sole selling agents:

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& Development  
**0131 225 6612**

**Ryden**

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