

**Full Planning Application**  
**at**  
**4 Broughton Street**  
**Edinburgh**  
**EH1 3JR**

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**Development Quality Sub-Committee**  
**of the Planning Committee**

**Proposal:** New church hall, meeting room and coffee / book shop  
**Applicant:** Archdiocese Of St Andrews And Edinburgh.  
**Reference No:** 03/02290/FUL

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Sample/s of the proposed curtain wall cladding shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
3. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

5. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
6. The kitchen shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted to a suitable exhaust point to ensure that no cooking odours escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning & Strategy.
7. i) Prior to the commencement of construction works on site:
  - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
  - b) Where necessary, a detailed schedule of any required remedial and / or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.
- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.

### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to ensure that the approved landscaping works are properly established on site.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.
6. In order to safeguard the amenity of neighbouring residents and other occupiers.
7. In order to ensure the most efficient and effective rehabilitation of the site.
8. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.

## **2 Main report**

### **Site description**

The site is to the south east side of the St Mary's Cathedral, adjacent to Little King Street and Picardy Place/Leith Street to the east. The context of the site is set by an austere, sunken concrete car park, retaining wall and upper car park to Little King Street/St James Street with the massing of the John Lewis building and multi-storey car park behind, St. Andrews Hall to the west and the original structure of the cathedral rising up to the north.

The building is category 'A' listed, designed by James Gillespie Graham, circa 1813. Formerly a simple 3 x 6-bay perpendicular gothic nave-and-aisles church, it has been added to and altered by John Biggar, 1891; Buchanan & Bennett, 1895; Reid and Forbes, 1932; and T Harley Haddow & Partners, 1976-77.

The site is in the New Town Conservation Area and the Edinburgh World Heritage Site.

### **Site history**

1976-77 - The hexagonal baptistery was added to the south elevation.

June 1995 - Planning permission granted to extend the existing building to form toilets (95/1042/FUL).

### **Development**

The application is to create a linear extension for the building using the majority of the adjacent car park. It is proposed to incorporate a new church hall, meeting room and coffee shop/book shop at ground level, linked to the existing hexagonal baptistery/porch and connecting with the main cathedral 'via dolorosa' through the current north east door and a new door to the 'sacristy' at the south east end. The structure will be approximately 42 metres long and a maximum of 7.8 metres high. The equivalent of two parking spaces will be provided in the residual car park.

It is proposed to have a second storey element over the new hall to incorporate a double height space, plant and create a diffused illuminated feature. A small blue brick box structure, to match the surrounding retaining walls, will enclose the plant extracts and will be situated at the upper car park level.

**Materials:** The elevations as a whole will have curtain walling which will be a mix of glazed screen, frosted screen and metal panelling.

Landscaping: Two trees to the back of the site are to be removed to make way for the building. The two remaining trees along the site frontage are to be retained if possible, subject to whether the footings of the proposal affect the roots of the trees or not. This cannot be established until ground works commence. A full landscaping scheme to replace them is intended if they cannot be retained and a condition is recommended.

### Scheme 1

The original scheme had a clear-glazed ground floor with a more solid box structure over the main hall, back lit. The meeting room was set at right angles to the main extension. The flue extract position was towards the front of the building. The hard landscaping included timber decking.

## **Consultations**

### **Historic Scotland**

The Historic Buildings Inspectorate has no comments on this proposal.

## **Representations**

The application was advertised on 4 July 2002. The revised scheme was advertised on 23 January 2004. No representations have been submitted.

## **Policy**

The site is allocated as Office Core in the Central Edinburgh Local Plan, where office use should be the primary use subject to the retention of other important city centre activities including shopping and hotels.

### Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CS5 (COMMUNITY FACILITIES - SPECIAL PROVISION) encourages the provision of community and cultural centres catering for the needs of particular population groups on suitable sites and in compatible surroundings.

### **3 Conclusions and Recommendations**

#### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character
- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

## ASSESSMENT

To address the determining issues, the Committee needs to consider:

- a) Whether the proposals have an adverse impact on the character or appearance of the conservation area.
- b) Whether the proposals have an adverse impact on the building, or its setting.
- c) Whether the design and materials are satisfactory given the setting of the site.
- d) Whether the proposals are detrimental to residential amenity or road safety.

a) The character of the New Town Conservation Area is described in the Local Plan as follows: -

*"A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors."*

The character of this area is very urban and dominated by monumental modern and historic buildings set around an open space. The site is currently cut into the slope of the mound on which the cathedral sits. It is stark in texture and hard on the eye apart from the few trees which soften its external appearance. The massing of the proposal will be wedged into the cutting formed by the original car park and the majority of the massing will be below the carriageway level of Little King Street and St. James Street due to the rising ground level as one proceeds south. The massing is rectilinear and set low in relation to the massing of the original cathedral building.

The area is dominated by buildings with large proportions of glazing and illumination (e.g. Warner Village and John Lewis). The external treatment will allow the internal illumination to be apparent periodically from the exterior both at ground level and in the box structure above the main hall, giving an interesting effect during hours of darkness. The proposed illumination of the proposal is therefore in context with the area.

The extension has been sensitively designed and will sit well in the surrounding context.

The proposals will not adversely impact on the character or appearance of the conservation area.

b) The low, linear form of the proposal connected with existing modern extensions to the cathedral will complement each other and the original building so that the original cathedral massing remains dominant.

The building and its setting will be safeguarded.

c) The design and treatment of the external finish have been revised to give a simple rectilinear box-like structure with vertical, flush sides clad in mixed, high quality glazing and metal panels in a 'hit and miss' pattern. This treatment gives the building great simplicity, but gives articulation by way of the double height box over the hall and by the internal illumination seen through varying degrees of glazing and obscure external skin at both levels.

The design is refreshingly modern, with good quality materials and interesting illumination. This will complement the existing extensions and not compete architecturally with the main cathedral building. The design and materials are acceptable given the setting of the site.

e) The site is well away from residential properties and buffered by the cathedral itself from York Place. The loss of parking spaces is not significant since they were hardly ever used and two spaces will be retained for senior staff and an area for delivery vehicles. There is no minimum requirement for parking in this central parking zone of the city and Little King Street is a one way service road used by patrons of the John Lewis and St James Centre car parks.

The proposals comply with the development plan and non-statutory policies, have no adverse impact on the character or appearance of the conservation area or the building and its setting, and have no detrimental impact on residential amenity or road safety.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

A handwritten signature in black ink that reads "Alan Henderson". The signature is written in a cursive style and is positioned above a solid black horizontal line.

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Duncan Robertson on 0131 529 3560 (FAX 529 3717)

**Ward affected** 18 - New Town

**Local Plan** Central Edinburgh Local Plan

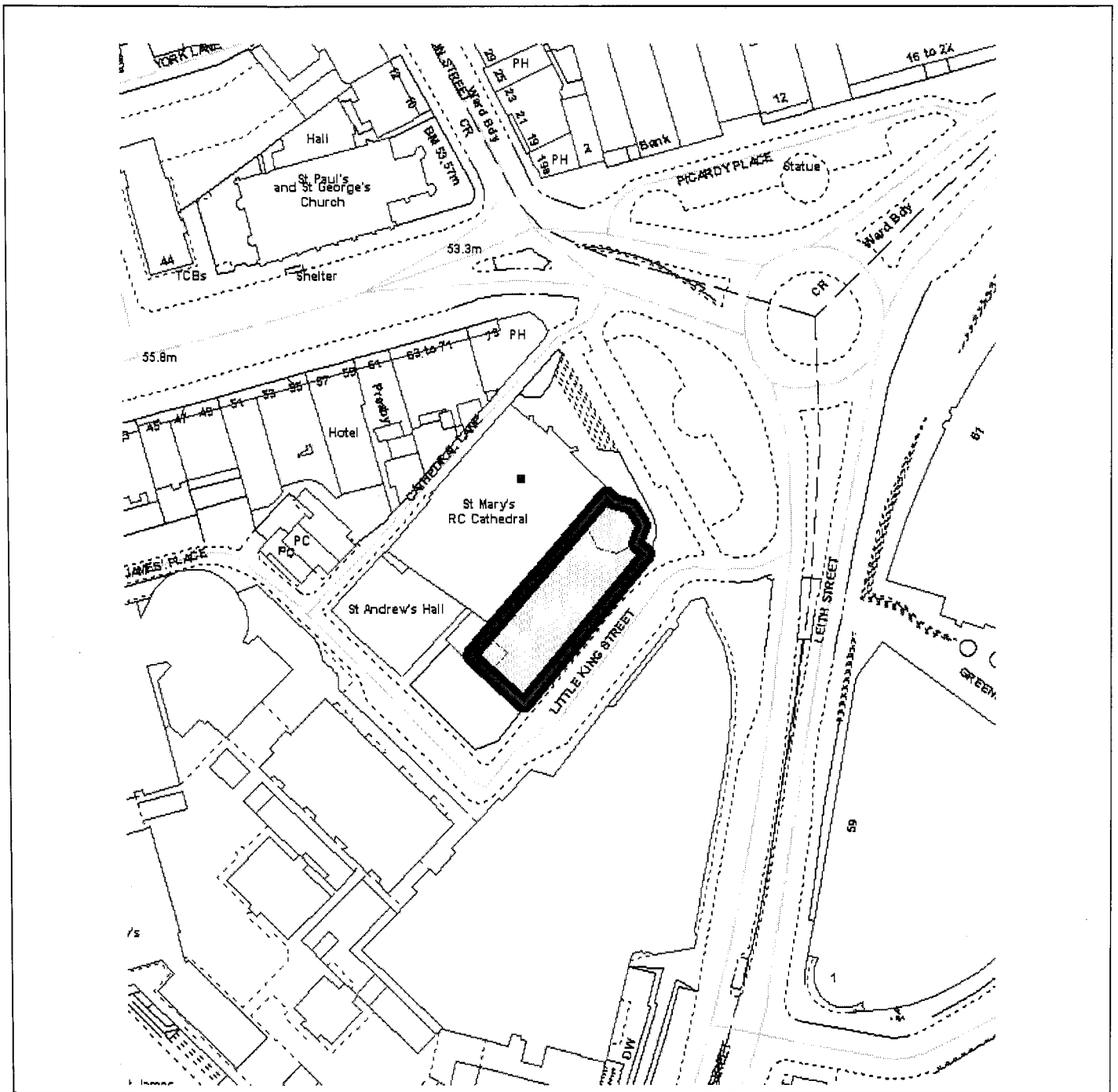
**Statutory Development  
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# **PLANNING APPLICATION**

<b>Address</b>	<b>4 Broughton Street, Edinburgh, EH1 3JR</b>		
<b>Proposal</b>	<b>New church hall, meeting room and coffee / book shop</b>		
<b>Application number:</b>	<b>03/02290/FUL</b>	<b>WARD</b>	<b>18- New Town</b>

**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**