

**Full Planning Application**  
**at**  
**20 Gilmerton Road**  
**Edinburgh**  
**EH16 5UB**

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

**Proposal:** Alterations to existing headquarters, proposed alterations to convert C(S) listed cottage into welfare block, proposed new implement shed 395.00 sq.m  
**Applicant:** The University Of Edinburgh.  
**Reference No:** 03/02183/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 materials; shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
3. The in and out entrances to the site shall be marked by relevant signage, to ensure the one way system is observed by vehicles entering and leaving the site.
4. The entrance signage shall be implemented before the first use of the new sheds and refurbished buildings
5. the proposed fan vents for the cottage and the headquarters buildings shall be covered by flush, cast iron external grilles, 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 safeguard the interests of road safety.
4. To prevent vehicular conflict and ensure a satisfactory site circulation
5. In the interests of visual amenity and the character of the buildings
6. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

## 2 Main report

### Site description

The site is an existing landscape/horticultural depot site run by Edinburgh University, on the south side of Gilmerton Road. It is sandwiched between residential housing at Mid Liberton to the west, at a lower level, and houses in Orrok Park, to the south east. The site is accessed off a side stub from the access road to Orrok Park.

The site includes a category A listed Dovecot to the road frontage and a category C(S) listed cottage, centrally located.

The cottage is late 18th century; Single storey with a 3 bay T-plan and has later additions to SW and NW. It is finished in rendered rubble sandstone with polished ashlar dressings. It is described as "a relatively rare vernacular survival in a now urban context."

### Site history

June 2002 - Planning permission refused for the erection of a 480sq.m. storage facility, 6 storage bays, renovation of existing administrative building and demolition of existing cottage (C(S) listed) (02/1322/FUL). The reasons for refusal were:

1. Contrary to residential amenity (Policy H6). Sheds would overshadow and dominate adjacent housing.
2. Contrary to listed building character (Policy DQ12). Demolition of cottage would affect setting of category 'A' listed dovecot.
3. Contrary to DQ12. Presumption against demolition of listed cottage.
4. Contrary to Policy DQ12. Size and proximity of the new sheds to A listed dovecot would adversely impact on its setting.
5. Contrary to Economic Development in urban area (Policy ED2). New sheds would impact on residential amenity.

6. Contrary to non-statutory policy on Daylighting, Overshadowing and Sunlight. Proximity of sheds to boundary would cause overshadowing and loss of amenity to adjacent houses.

July 2003 - A listed building application for the current development (alterations to the cottage and admin headquarters) is awaiting registration (03/02183/LBC).

## **Development**

The application is for the erection of 395 sq.m of implement shed, detailed alterations to the existing headquarters building, conversion of the C listed cottage into a welfare block and formation of an exit road onto Orrok Park.

The works to the headquarters building are mainly the repositioning of internal partition walls with minor window and door alterations. The works to the cottage involve refitting out with new sanitary accommodation, changing rooms and a mess room, with the flat roofed extension used as a locker room. The modern rear door is to be replaced by a sash and case window and fan vents (flush) are proposed on all four elevations.

The proposed implement shed would be 4.7m in height to the ridge and 7 metres from the north boundary at its nearest gable end.

Materials: Galvanised steel frame, fixed glazing and black render over concrete block. The roof would be Rigidal Ziplock standing seam metal. Metal up and over doors, timber side doors and metal windows.

## Applicant's Supporting Statement

This document is available in the Party Group rooms and challenges whether the cottage is actually listed.

## **Consultations**

### Transport

No objections, but would prefer to see a footway connection from the existing entrance southwards along the site frontage of Orrok Park.

## **Representations**

The application was advertised on 27 June 2003. 3 letters have been received in response:

The Architectural Heritage Society of Scotland objects to the conversion of the cottage and considers the implement shed to be over-scaled for the local environment, given the prominent site within the conservation area. It considers the materials and angular nature of the shed will compromise the integrity of the adjacent listed cottage.

Two neighbours at Mid-Liberton, below the site to the north, object to the sheds overshadowing their property, with the size and appearance impacting on the current built environment. The plan shows little alteration to the height and proximity to our boundaries. Shed would tower over our homes.

## **Policy**

The site is allocated as part of the Urban Area in the South East Edinburgh Local Plan, from which the following policies apply:-

H6 - Protection of Amenity  
DQ12 - Listed buildings - Control of Development  
ED2 - Economic development in the Urban Area

### Relevant Policies:

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

## **3 Conclusions and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- 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 of the 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 area is one of mixed semi-commercial and residential in an area which is part of the old Nether Liberton settlement. The site is an horticultural maintenance depot for the University of Edinburgh and contains old timber storage sheds and other outbuildings, with large areas of hardstanding, but which also contains a C(S) listed cottage. An 'A' listed dovecote lies adjacent. The new proposals will rationalise the site, refurbish the cottage and 1930's administration building and introduce a striking new storage building. It is considered that the character and appearance of the site and the area will be improved.

b) The design and positioning of the new shed in relation to the category 'A' listed dovecote has been improved. Instead of 12.5m in width, they have been reduced to 10.5m maximum, tapering to 7m by the new exit road, and the saw tooth roof design is less bulky, and more interesting and less imposing on the skyline and therefore respects the setting of the dovecote. Furthermore, the listed cottage is retained and the earlier, poorly designed flat roof is connected to the new sheds by a lightweight covered porte-cochere with monopitch roof in the same style as the rest of the sheds. This integral design will not be detrimental to the listed buildings and provides an improved setting for the listed buildings. In addition, the retention of the cottage maintains the integrity of the A listed dovecote and means it is not affected.

c) The design and materials have been upgraded since the last refusal, from a simple green metal rectangular shed, to an L shaped, staggered plan form with articulated saw tooth roof in rendered block work, glass and metal standing seam roof. The modern design is more domestic in appearance and the materials complement the traditional listed structures. The use of black render on the external elevations of the shed is bold but will contrast with the light glass and metal roof materials. The sheds are currently dark stained, so the apparent difference will be minimal and due to the low height of the sheds in relation to the listed buildings will not materially affect their setting. The refurbishment of the headquarters building is acceptable with sympathetic door and window alterations. The refurbishment of the cottage is acceptable. The new rear window will improve its appearance and the fan vents are acceptable subject to a condition that they are flush grilled with cast iron.

The design and materials are satisfactory given the setting of the site.

d) The new shed has been reduced in floor area from the previously refused 480sq.m to 395sq.m and has been set back from the boundary of the Mid-Liberton residences by 7 metres (previously 0.5m). The overall height to the ridge of the sheds has been reduced from 5.1m to 4.7m and the saw tooth design will have less massing than previously. The proposed new housing scheme to the south is set away from the sheds by the depth of parking bays along the boundary and an intervening access road. It is considered that the new shed is acceptable and will not cause a loss of amenity to adjacent housing. The proposals comply with overshadowing and privacy standards with the exception of the south boundary where the proposed shed abuts the boundary of the proposed adjacent building scheme. However, this boundary will be screened with bushes and the nearest house is beyond some parking bays and an access road within this new housing scheme. Any overshadowing would be minimal due to sunlight shining from the south.

Access and egress for a variety of maintenance vehicles will be improved by virtue of the new exit road, thereby creating a one-way system. This will improve highway safety through Orrok Park to Gilmerton Road. A footway connection along the site frontage is not possible because the verge is owned by the residents of Orrok Park and not by the University. An adequate footway already exists on the other side of Orrok Park.

The proposals will not be detrimental to residential amenity or road safety.

The proposals comply with the development plan, and comply with non-statutory policies; have no adverse impact on the character or appearance of the area or the buildings and their 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.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

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

**Ward affected** 49 -Newington

**Local Plan** South East Edinburgh

**Statutory Development  
Plan Provision** Urban Area

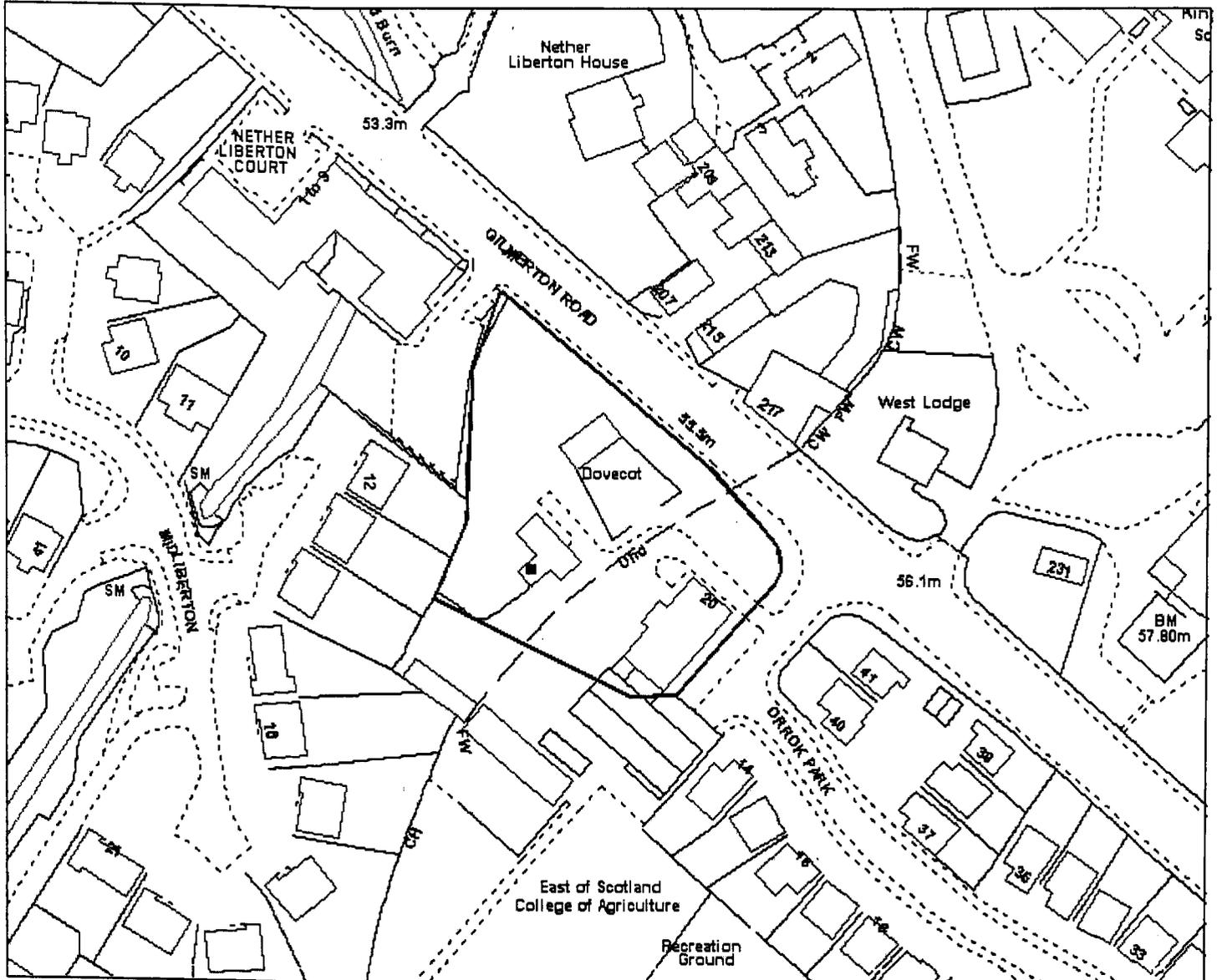
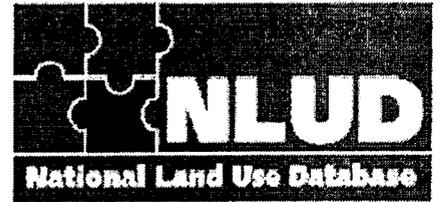
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**Date registered** 12 June 2003

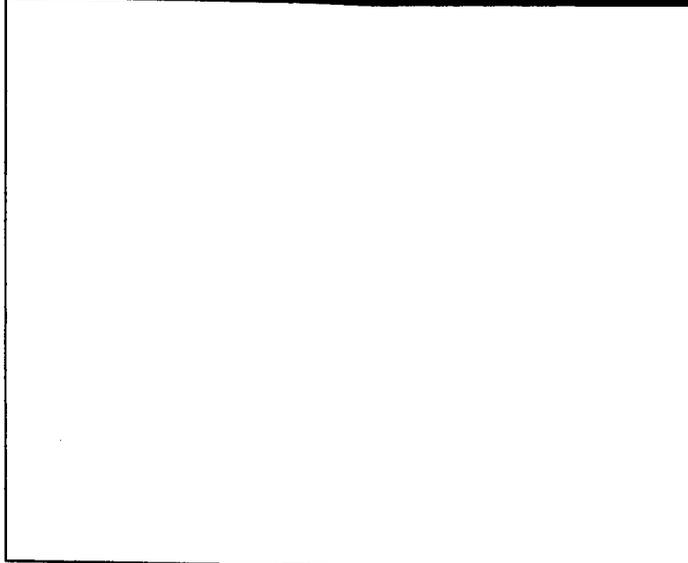
**Drawing numbers/  
Scheme** 01 - 14  
Scheme 1

# 20 GILMERTON ROAD

03/02183/FUL



## Legend



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<b>Organisation</b>	CITY OF EDINBURGH COUNCIL
<b>Department</b>	CD - PLANNING & STRATEGY
<b>Comments</b>	Not Set
<b>Date</b>	28 July 2003
<b>SLA Number</b>	