

Full Planning Application 04/04161/FUL

at

Fettes College
2 Carrington Road
Edinburgh
EH4 1QR

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04161/FUL, submitted by Fettes College. The application is for: **Proposed upper sixth form boarding house for residential use by school boarders and staff during term time, to be used as residential accommodation rented to the general public out of term times and the erection of a bridge over the existing burn.**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site forms part of the Fettes College campus and is located towards the north east corner of the site. The site is on a gradual downward slope with a small burn to the north and a band of mature trees and railings onto East Fettes Avenue. To the north of the site beyond the burn are tennis courts and an existing three storey modern boarding house (Arniston House), all set within mature landscaping. Buildings to the south of the site along East Fettes Avenue include a single storey gate lodge and a three storey Baronial boarding house.

The application site currently has a mixture of single storey ancillary buildings set behind a modern two storey flat roof rendered box-like Science block.

The college campus contains a number of listed buildings, including other boarding houses set in the landscaped edge of the site. The main college building is a category A listed building by David Bryce 1864-70. The site is located within the Inverleith Conservation Area.

Site history

12.07.2000 - consent granted to erect new sports facility with swimming pool, multi hall, aerobics suite, fitness studio, team changing and all support facilities including car parking (00/00169/FUL/LBC)

Description of the Proposal

The proposals involve the removal of a number of ancillary buildings and the erection of a four storey boarding house. The proposed building will also be used as rental accommodation out with term times. It will take the form of two flat roof elliptical shaped blocks with a single storey central foyer and a glazed link bridge between the blocks at third floor level. The outward facing elevations will be finished in Cullalo sandstone to match the main college building with the inward facing elevations finished in aluminium cladding panels. The entrance foyer on the west elevation will be formed in glass with a zinc roof. A new bridge will also be formed over the existing burn.

3 Officer's Assessment 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 proposed use is acceptable in this location;
 - b) Whether the proposals have an adverse impact on the building or its setting;
 - c) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
 - d) Whether the design is satisfactory given the setting of the site;
 - e) Whether the proposals are detrimental to residential amenity or road safety.
- a) The continued use of this site as part of the college function and rental accommodation out with term times is an acceptable use in this location.
 - b) The existing buildings on the site are a mixture of ad hoc single storey buildings which vary in age and style. These buildings are of no architectural or historic interest and their removal is acceptable.

A key issue on which to assess the proposed new building is its impact on the setting of Fettes college. There are a number of factors which will ensure the proposals respect the special setting which the college enjoys and protect key views. The topography of the site is such that the proposed building will be set on a decline towards the north of the site and will sit within the context of existing buildings and mature landscape along East Fettes Avenue. Strategic views of the college looking north from Learmonth Avenue and west from Inverleith Place will remain unaffected as the proposed building will be away from these views and will be sited off these important vistas.

Whilst the proposed building will have some impact on views of the college, these views from East Fettes Avenue are of secondary importance with the use of two elliptical structures allowing glimpse views through the structure towards the main college. The overall height of the proposed building has been kept to a minimum through the use of a flat roof profile and minimal floor to ceiling heights. This will allow views of the college above the new building to remain.

The masterplan for the college indicates that the existing science block will be removed in the future. This will improve the space within the college grounds

and will enhance the setting of the new boarding house and the main college itself.

The proposals will have no adverse impact on the building or its setting.

c) The character of the Inverleith Conservation Area is described in the Central Edinburgh Local Plan as follows:

"Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans."

The group of existing buildings proposed for removal are of no architectural or historic significance and make no positive contribution to the character or appearance of the conservation area. The proposed replacement building represents a high quality design solution which will meet the needs of the college whilst enhancing the appearance of the site and adding a building of interest within the conservation area.

The proposed bridge over the existing burn is indicated on plan as a small pedestrian link set within the landscape. A condition is recommended for full details to be submitted of this structure to ensure it is sympathetic to its surroundings.

The proposals will have no adverse impact on the character or appearance of the conservation area.

d) The shape, massing and materials of the proposed boarding house have been designed to respond to the setting of the site, with the use of two elliptical buildings helping to break up the mass of the structure and reduce its visual impact.

The quality of the new building combined with the choice of site represents a design approach that will enhance the site and respect the character of the conservation area. Landscaping around the new building is subdued, consisting largely of green embankments and a pond, ensuring the focus is on the new building.

e) As there are no residential properties in close proximity to the application site, the proposals will have no impact on residential amenity.

The college already has substantial areas of car parking around the main building which is used during term times by teaching staff and other employees. These areas of parking will be available for use by the occupiers of the boarding house out with term times and will not require additional

parking on site. The use of the boarding house for pupils and staff, and out with term times as rental accommodation, will have no adverse impact on road safety.

In conclusion, the proposals represent a sensitive design approach for additional accommodation which respects the character and appearance of the site and the setting of the listed building.

The proposals comply with the development plan and non-statutory policies, have no adverse effect 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 material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions requesting details of materials, landscaping and the proposed bridge over the burn.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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|---|---|
| Contact/tel | Damian McAfee on 0131 529 3529 (FAX 529 3717) |
| Ward affected | 08 - Craigleith |
| Local Plan | Central Edinburgh Local Plan |
| Statutory Development Plan Provision | Housing and Compatible Uses |
| Date registered | 3 December 2004 |
| Drawing numbers/ Scheme | 01-05, 07-16 Scheme 1 |

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 0131 529 3916. Email: nancy.jamieson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: Fettes College

2 Carrington Road

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EH4 1QR

Proposal: Proposed upper sixth form boarding house for residential use by school boarders and staff during term time, to be used as residential accommodation rented to the general public out of term times and the erection of a bridge over the existing burn.

Reference No: 04/04161/FUL

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

No comments.

Archaeology

There are no known archaeological constraints.

Representations

The application was advertised on 17 December 2004.

One letter of representation was received.

The Cockburn Association commented on the proposals stating:

- The proposals are part of a sensible master plan and make a positive contribution to the area.
- The designs are imaginative and do not interfere with the integrity of the main college.
- The colour of the aluminium panels should be carefully considered.
- On the whole the application must be commended.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site lies within an area of Housing and Compatible Uses of the Central Edinburgh Local Plan.

Relevant Policies:

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

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 CD12 (HEIGHT CONTROL) protects the city's historic skyline and views from adverse high development.

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

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.

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 'HIGH BUILDINGS AND ROOFSCAPE' supplement local plan policies on building height and roof design, and provide policy guidance on these matters.

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
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. Details of the proposed bridge over the existing burn shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

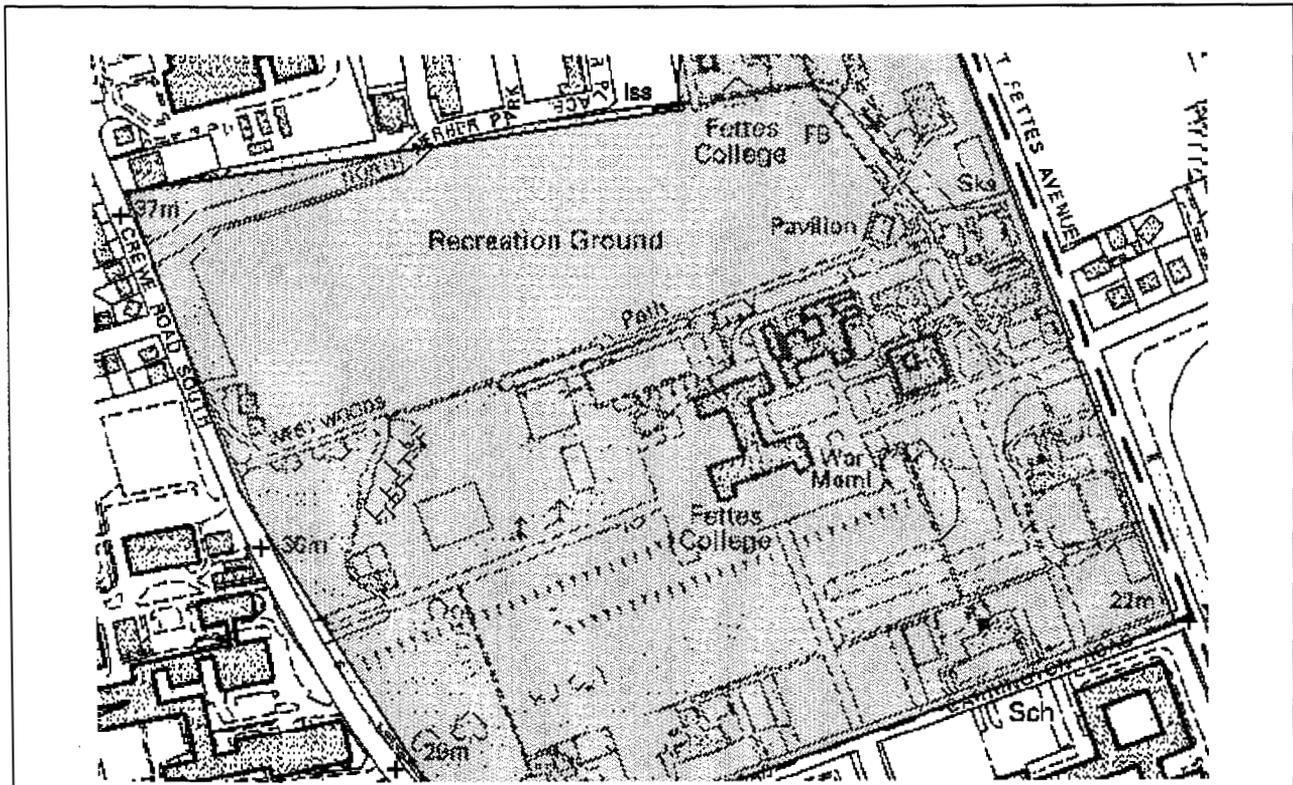
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Location Plan



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