

Full Planning Application 07/01846/FUL
at
King's Buildings
40 West Mains Road
Edinburgh

Development Management Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 07/01846/FUL, submitted by University Court of The University Of Edinburgh. The application is for: **Proposed three/four storey new research facility for the school of Biological Sciences within the King's Buildings campus in Edinburgh**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 **The Site and the Proposal**

Site description

The site lies to the west of Mayfield Road and forms part of the Edinburgh University King's Buildings campus. The application site is part of an open landscaped corner of the campus, adjacent to the Daniel Rutherford Building and overlooking Mayfield Road. To the south west of the site are small ancillary buildings and two greenhouses. Beyond this lies the ten storeys Darwin Building.

The area to the north east of Mayfield Road is an established residential area.

The site does not lie within a conservation area.

Site History

There is no relevant planning history for this site.

Description of the Proposal

Scheme 2

The proposal is for a new building to provide a 1650 square metre additional research facility for the School of Biological Sciences at Edinburgh University. The building is to be located on an area of vacant ground lying to the south of the Rutherford Building.

The building is orientated on a long axis, north to south. The main accommodation is spread over three storeys, matching the height of the adjacent building and observing the established building line to Mayfield Road. The main plant is to be located at the roof level which is set back from the garden elevation. The accommodation within the building is divided into two distinct zones, laboratories on one side and offices on the other side of a central circulation spine. The new building is linked by a glazed corridor to the existing circulation route within the Rutherford Building. This is fundamental to the efficient and practical operation of the school by the users.

Materials proposed are a combination of fibre cement secret fixed cladding panels and aluminium curtain walling.

Three additional disabled parking bays will be provided at the existing lay-by adjacent to the campus entrance with pedestrian access along the north east of the Rutherford building. Cycle storage will be provided across the campus as part of the King's building travel plan.

The proposed development is Phase 1 of a three phase building programme to expand the school's teaching and research facilities.

Scheme 1

There have been design changes to the linked corridor with the Rutherford building.

3 Officer's Assessment and Recommendations

Determining Issues

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 these determining issues, the Committee needs to consider whether:

- a) The proposed use is acceptable in principle;
- b) The scale and design of the proposal is acceptable in this location;
- c) There will be any loss of amenity through increased noise, loss of privacy or overshadowing;
- d) There are any road safety concerns.

a) Policies within the Central Edinburgh Local Plan and Finalised Edinburgh City Local Plan encourage the growth of higher education institutions. It is anticipated that this growth will generally be within or adjacent to the existing higher education building complexes. The site lies within an area of Housing and Compatible Uses where the existing residential character is to be maintained. The campus is an established use within this area and therefore the proposed new research facility building is considered appropriate to this area.

b) The building is designed as a light open structure. The north east elevation is a simple grid structure with large window openings creating a strong visual connection to the well maintained landscaped gardens. This elevation will house the offices. The three storey element facing the garden has a raised parapet in order to align with the height of the adjacent Rutherford Building. The parapet will help mask a future roof mounted greenhouse as well as providing roof edge protection.

The south west elevation is of a more solid appearance. There are large areas of cladding with two horizontal sun louvres and aluminium louvres where the laboratories are located.

The proposed link connects to the existing circulation route within the Rutherford Building layout. Picture windows in the link and balconies within the three storey entrance area afford pleasant views into the garden.

A visual analysis has been undertaken to demonstrate the visual impact the proposed building will have on the surrounding area. The north east boundary with Mayfield Road has perimeter planting which generally obscures the site although a few openings afford limited views into the site and of the proposed building. This exercise therefore demonstrates that the building will sit comfortably in its setting with the landscaped buffer maintained.

New development is encouraged to use the highest quality building materials. The design of the building is modern using high quality materials appropriate to its location. The use of fibre cement and aluminium is appropriate in this context.

In terms of the energy standards the proposal is designed to meet increased energy efficiency and, whilst not strictly renewable energy generation, it takes advantage of an on-site combined heat and power plant giving campus-wide CO2 emission reductions. The development should achieve the targets set out by the ESSB. The final set of drawings should show this system and note connections to it. For the other standards it scores consistently above thresholds. The proposal meets the approval from an ESSB perspective.

c) The building sits 18 metres from the north-east boundary with Mayfield Road. The residential properties on Mayfield Road lie more than 30 metres from the proposed building, therefore no privacy issues or overshadowing will arise from the proposal.

d) Concerns have been raised regarding the increase in noise and traffic in the area due to the proposal. The building is additional accommodation for the university and forms part of the wider King's Buildings campus. The residential properties are located a considerable distance from the site and will not be adversely affected by this proposal. The site is on a bus route and whilst some students do have cars, this should be manageable within the area. There is already pedestrian activity with the existing university and the proposal will not create a significant rise in this. This is a site within the urban area where such activity is characteristic of the area.

In conclusion, the proposed development will make a positive contribution to the urban environment in this area and has been designed in a sensitive manner to tie in with the surrounding area. There are no material considerations that outweigh this conclusion.

It is recommended that Committee approves this application subject to the conditions on materials.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279
Ward affected	A15 - Southside/Newington (NEW)
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	8 May 2007
Drawing numbers/ Scheme	01-04,05a-10a,11,12a Scheme 2

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: King's Buildings
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Reference No: 07/01846/FUL

Consultations, Representations and Planning Policy

Consultations

Landscape

No landscape objections.

Representations

Neighbour Notification was carried out on 4 May 2007. A total of four representations have been received. One letter of comment and three objections.

Material points of objection/concern are:

Noise and traffic congestion

Loss of privacy

The large blocks will dominate the landscape

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

CENTRAL EDINBURGH LOCAL PLAN - The site lies within an area of Housing and Compatible Uses.

EDINBURGH CITY LOCAL PLAN - Urban Area.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan

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.

Policy CS3 (COMMUNITY SERVICES - GENERAL) supports, and sets out criteria for assessing, development for a non residential medical or educational purpose, including the provision of childcare facilities to satisfy wider commercial demand.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Relevant policies of the Edinburgh City Local Plan

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Relevant Non-Statutory Guidelines

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

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended 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.

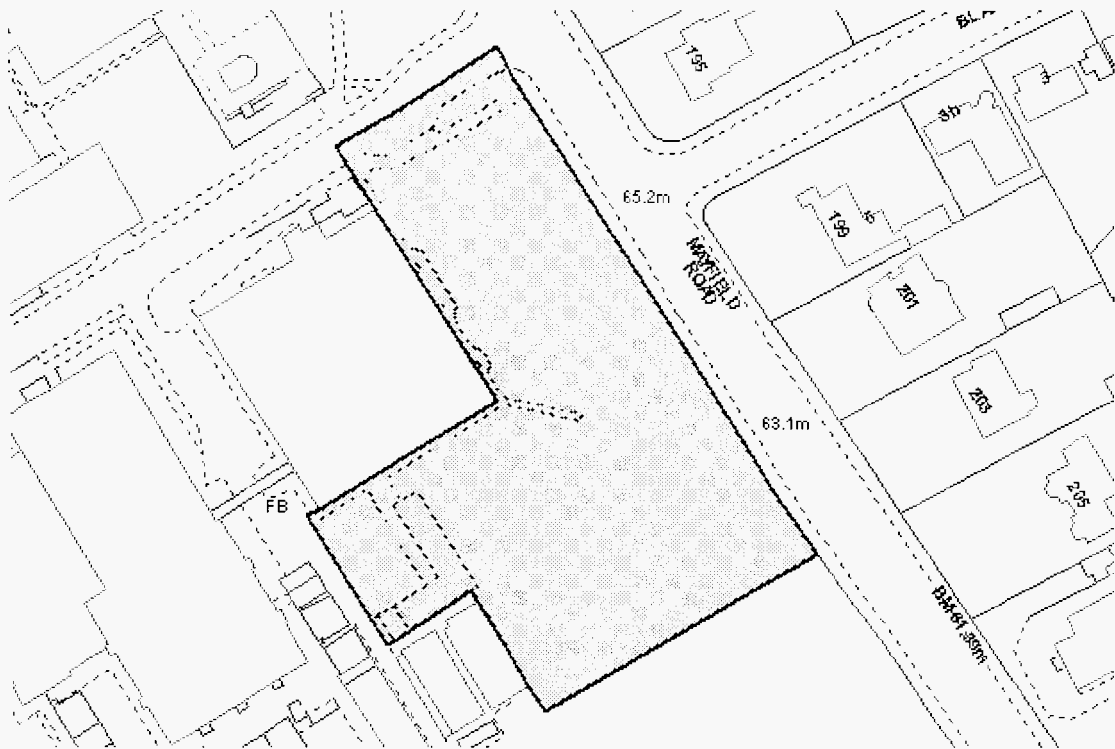
Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.

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Location Plan

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