

## REPORT ON FORTHCOMING APPLICATION BY FETTES COLLEGE FOR A PROPOSED NEW BOARDING HOUSE FOR 60 PUPILS AT 2 CARRINGTON ROAD, EDINBURGH.

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### **Development Management Sub Committee**

**23 February 2010**

#### **1. Purpose of the Report**

To inform the Development Management Sub Committee of a forthcoming planning application in respect of a major development on land at Fettes College, 2 Carrington Road, for a proposed new boarding house for 60 pupils.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

A second Proposal of Application Notice (PAN) for a new teaching block auditorium within the Fettes College campus has also been submitted. This forthcoming application is the subject of a separate report presented to this Committee.

#### **2. Summary**

This report advises members of a forthcoming planning application for the development of a new boarding house for 60 pupils, within the Fettes College campus. The site is identified in the Edinburgh City Local Plan as part of the urban area and within the Inverleith Conservation Area.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 15 December 2010.

#### **3. The Site and the Proposal**

##### **Site Description**

The site forms part of the Fettes College campus and is located at the western side of the site. It currently consists of four two storey 1960s houses currently used as staff accommodation.

The site slopes downwards to the north with mature tree planting to the west. To the northeast of the site is the recent Westwoods Sports Centre and associated parking, which is accessed from Crewe Road. Immediately east is a synthetic playing pitch.

The college campus contains a number of listed buildings, including the category B listed west lodge (Ref 30044, listed 2 October 1974) to the south west of the site. The main college building is a category A listed building by David Bryce 1864-70 (Ref 27975, listed 27 October 1965). The site is located within the Inverleith Conservation Area.

### **Site History**

The college has been pursuing a programme of development based on its own masterplan (though this has no planning status) which has seen in recent years the development of a 6<sup>th</sup> Form Boarding House and new prep school classrooms within the campus.

There is no relevant immediate planning history for this site itself, though an application in 2000 for the Westwoods Sports Centre was approved and subsequently developed to the northeast of the site (Ref 00/00169/FUL).

### **Description of the Proposal**

Detailed planning permission will be sought for the development of a new boarding house for 60 pupils. It is proposed to provide the accommodation in a predominantly two storey building (with a further basement level where the site slopes down). It is proposed to clad the building in timber.

### **Community Consultation**

The Proposal of Application Notice (10/03549/PAN) outlined two consultation events to be undertaken. One event was held on 26 January 2011 for interested consultees and a second public event on was held on 9 February 2011, both at Fettes College.

The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation Report.

### **4. Issues**

The key considerations against which the eventual application will be assessed include whether:

**a) the development would be acceptable in principle having regard to the development plan;**

The site is part of the urban area within the Edinburgh City Local Plan. The proposed development is for an appropriate use associated with the college.

**b) the proposals preserve or enhance the character of the conservation area and the adjacent listed buildings;**

The proposals are intended to comprise a detailed application. At this stage only indicative proposals have been prepared for the consultation process.

These show a predominately two storey building (with a further limited basement level) shaped as a square-horse shoe around a central grassed. The design of the building is similar to the recent prep school classroom building found on the north-east corner of the campus.

The nearby lodge is category B listed and care will be required to ensure there is no impact on this, whilst any proposed development will also need to preserve or enhance the special character or appearance of the conservation area and be consistent with the conservation area character appraisal. The applicant is required to submit a Design and Access Statement and a Conservation Statement.

**c) access and parking arrangements are acceptable in terms of road safety and public transport accessibility;**

The proposal is located within the wider campus site which benefits from generous car parking. As the proposed use is for a boarding house further car parking spaces are not envisaged. A drop off area is proposed on the existing West Woods access road.

**d) there are any other environmental factors that require consideration:**

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment and in particular the nearby mature trees. In order to support the application the following documents should be submitted:

- Tree Survey;
- Conservation Area Statement;
- Sustainability form.

## **5. Conclusion**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have had the opportunity to comment.

## **6. Recommendations**

It is recommended that the Committee note the key issues at this stage and advise of any other issues.



**John Bury**  
Head of Planning

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Appendices	1. Location Plan
Contact/tel/Email	Kenny Bowes/0131 529 6724/kenneth.bowes@edinburgh.gov.uk
Wards affected	Inverleith
Background Papers	1. 10/03549/PAN

# Appendix 1 – Location Plan

