

## Proposed Street Renaming and Renumbering of 52A-D and 60 – 92 Gracemount Drive

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### Development Management Sub-Committee

Committee Date 23 November 2011

#### 1 Purpose of report

- 1.1 To seek approval to rename and renumber a section of Gracemount Drive.

#### 2 Summary

- 2.1 An application was received from 21st Century homes for the street naming and numbering of 215 new homes. Five new streets were required for this development. Due to the layout of the new streets, the properties from 52A–D Gracemount Drive and 60–92 Gracemount Drive will become isolated and difficult to locate using their current statutory addresses. The numbering system for Gracemount Drive would no longer follow a logical pattern.
- 2.2 It is proposed that the section of Gracemount Drive numbers 60-92 should be renamed Linden Avenue. The affected properties would be renumbered 1 – 33 Linden Avenue. The section of Gracemount Drive numbers 52A-D should be renamed Soutra Road. The affected properties would be renumbered 2 – 8 Soutra Road. The owners would be issued with a statutory notice giving them three months' notice of the change.
- 2.3 Following consultation, material representations were received. The matter is therefore being referred to the sub-committee in line with the Statutory Addressing Charter.

#### 3 Main report

- 3.1 The site is located to the North of Gracemount House Drive and to the South of Gracemount Drive and is bounded by Gracemount House to the West and Lasswade Road to the East. It was formerly occupied by Soutra, Fala, and Garvald Court high rise flats.
- 3.2 An application was received from 21st Century homes for the street naming and numbering of 215 new homes on the site.
- 3.3 Five new street names were required to accommodate the proposed housing. The names for these streets were agreed after consultation with the local ward

councillors. The new names are as follows: Soutra Road, Fala Place, Garvald Street, Philip Terrace and Linden Avenue.

- 3.4 As a result of the new road layout, access to 21 existing properties will change and they will now be accessed from two of the new streets. The layout is shown in Appendix 1.
- 3.5 The owners/occupiers of 52A-D Gracemount Drive and 60–92 Gracemount Drive were contacted, by way of a questionnaire, informing them that it was proposed to re-address them into one of the new streets. The questionnaire indicated their proposed new address. The owners/occupiers of the properties were given 21 days to respond to the questionnaire. 21 questionnaires were sent out, and 11 were returned. Of these five responded in favour of the change, three owners and two tenants. Six responded against the change, three owners and three tenants.
- 3.6 The material points of objection raised through the questionnaires were:
- Strong opposition to the proposal of dividing 60 - 92 Gracemount Drive into 2 different streets, as the original layout proposed.
  - Concerns raised regarding the disruption, paperwork and costs involved in changing address with suppliers etc.
- 3.7 A local residents' meeting was arranged following the issue and receipt of the questionnaires. Representatives from the Council attended a meeting of the local residents to discuss the proposals, their concerns and record their views. A small number of residents indicated that they currently had issues with their address, and had experienced problems being located.
- 3.8 Following on from this meeting, a decision was taken to alter the layout of the proposed new streets, so that all of the affected houses at 60 – 92 Gracemount Drive could be re-addressed into the same street. The amended layout is shown in Appendix 2.
- 3.9 The local Neighbourhood Partnership was notified of the proposal and given 28 days to comment. 2 representations were received as a result of this consultation. The first from Lothian and Borders Police had no comment. The second from Councillor Snowden highlighted the issues regarding the impact on residents having to change their address and suggested the following possible steps that the Council could take to assist residents:
- Providing Change of Address Cards
  - Assist with changing title deeds and land registry
  - Contact Statutory Agencies
  - Contact Royal Mail to arrange mail redirection
- 3.10 The Council previously provided change of address cards in such circumstances; however this service was discontinued in 2010 following a review of the Statutory Addressing Charter, due to the current financial climate.
- 3.11 The Council has never provided financial or other assistance for the changing of title deeds. The Council will issue a Statutory Notice which details the

change of address, and this should be stored with the title deeds. Any change in title deeds should be made at a future point of sale for the property.

- 3.12 The Council, as part of the addressing process, will contact its key customers who include Police, Fire, Utility services, Council Departments, Royal Mail etc.
- 3.13 The Council has contacted Royal Mail, who advises that they can only accept Mail Redirection on an individual basis. The Council has never previously offered financial assistance to owners/occupiers for mail redirection. The Council will provide a minimum of three months notice for the change of address to assist owners/occupiers.
- 3.14 The proposal was advertised in the Edinburgh Evening News as required by the Civic Government (Scotland) Act 1982 on the 25<sup>th</sup> August 2011, with 28 days for receipt of representations. No representations were received.

#### **4 Financial Implications**

- 4.1 There are no financial implications for the Council resulting from this report.

#### **5 Equalities Impact**

- 5.1 There is no relationship between the matters described in this report and the public sector general equality duty.
- 5.2 There is no direct equalities impact arising from this report.

#### **6 Environmental Impact**

- 6.1 There is no adverse environmental impact resulting from this report.

#### **7 Conclusions**

- 7.1 The purpose of an address is to ensure that a property can be located quickly and efficiently, particularly in the event of an emergency.
- 7.2 Section 97 of the Civic Government (Scotland) Act 1982 empowers the Council to allocate statutory addresses. The Council may, in relation to any street or road to which the public have access:

(a) give such name to it as they think fit;

(b) after advertising in a newspaper circulating in their area any proposal to alter its name and taking into account any representations thereupon made to them within 28 days after the date of the first publication of the advertisement, alter any such name;

(c) affix, paint or mark its name on any premises, fence, lamp post, pole or other structure in it so as to be readily legible to members of the public there, and erect poles or other structures there for that purpose;

(d) give each of the premises in it such distinguishing number as they think fit; alter that number when necessary; and require the owner of each of the

premises, by notice served on him, to affix or paint that number on his premises so that it is readily legible from the nearest part of the public place giving access to the premises.

- 7.3 If the existing properties 52A-D and 60-92 Gracemount Drive remain unchanged, these properties will continue to experience difficulties in being located. These difficulties may increase, as the opposite side of the road will still require to be named Linden Avenue, as there are insufficient numbers available in Gracemount Drive to number the new buildings being created. This may in turn cause increased difficulties for the emergency services and delivery services.

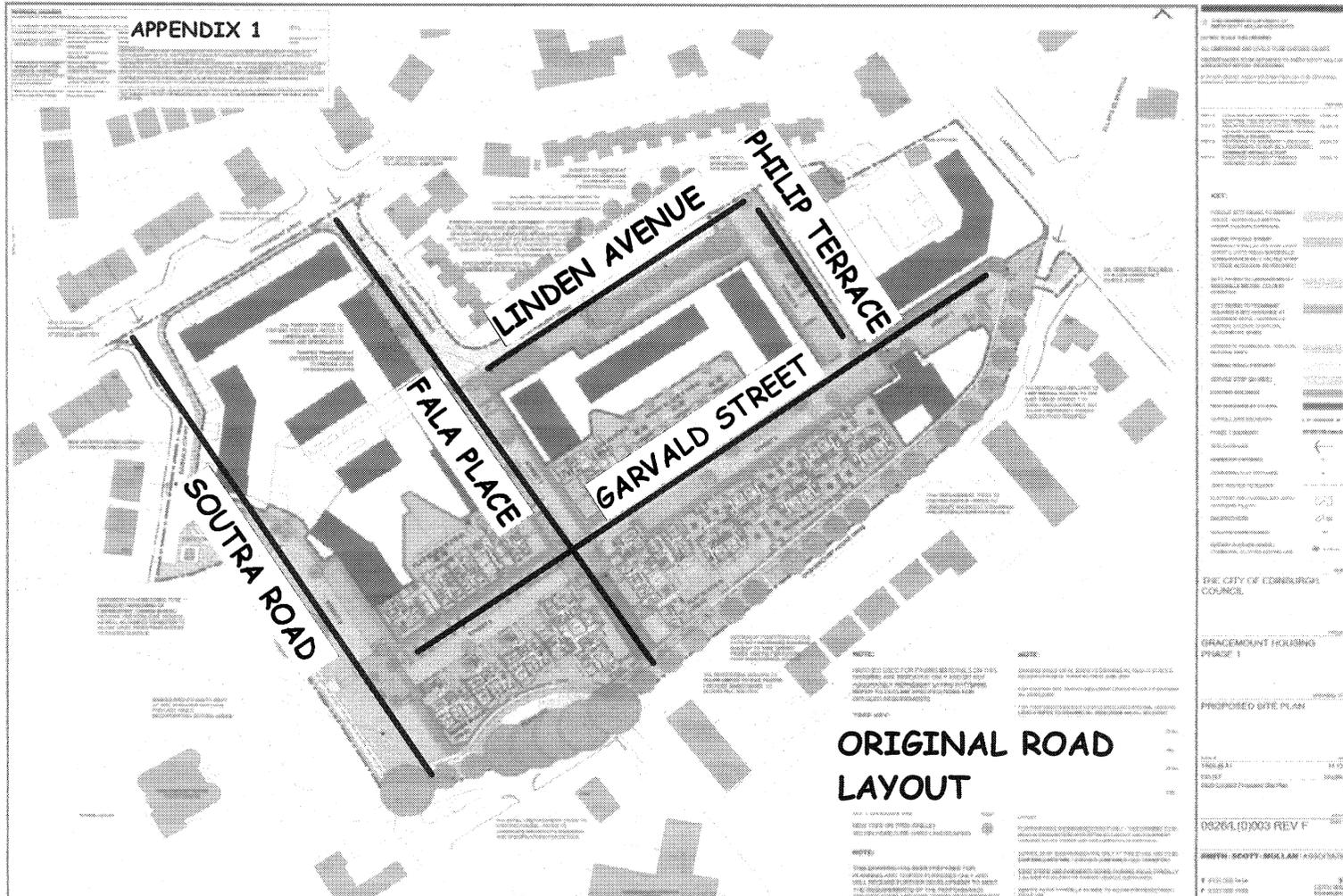
## **8 Recommendations**

- 8.1 It is recommended that the Sub-Committee agrees to the renaming and renumbering of 52A-D Gracemount Drive into Soutra Road, and 60-92 Gracemount Drive into Linden Avenue.

**John Bury**  
Head of Planning

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Appendices	1 Original Proposed Layout 2 New Proposed Layout (As a result of Residents Meeting)
Contact/Tel/Email	Diane Broughton Telephone: 0131 529 4328 diane.broughton@edinburgh.gov.uk
Wards affected	Liberton/Gilmerton
Single Outcome Agreement	15 – Our public services are high quality, continually improving, efficient and responsive to local people
Background Papers	None



APPENDIX 2

