

# Development Management Sub Committee

**Wednesday 6 November 2013**

## **REPORT ON FORTHCOMING APPLICATION BY AMA (New Town) Ltd. FOR DETAIL PROPOSALS FOR DEMOLITION AND REDEVELOPMENT OF SITE FOR RESIDENTIAL AND OFFICE DEVELOPMENT AT LAND 59, 60 BELFORD ROAD EDINBURGH**

<b>Item number</b>	7.2
<b>Report number</b>	
<b>Background Papers</b>	13/02767/PAN
<b>Wards</b>	A05 – INVERLEITH

**David R. Leslie**

Acting Head of Planning and Building Standards

Contact: Bruce Nicolson, Principal Practitioner

E-mail: [bruce.nicolson@edinburgh.gov.uk](mailto:bruce.nicolson@edinburgh.gov.uk) | Tel: 0131 529 3609

# REPORT ON FORTHCOMING APPLICATION BY AMA (New Town) Ltd. FOR DETAILED PROPOSALS FOR DEMOLITION AND REDEVELOPMENT OF SITE FOR RESIDENTIAL AND OFFICE DEVELOPMENT AT LAND 59, 60 BELFORD ROAD EDINBURGH

## Summary

---

To inform the Development Management Sub-Committee of a forthcoming application for planning permission for a major mixed-use development at 59 and 60 Belford Road.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 7 June 2013.

## Recommendations

---

**It is recommended that the Committee notes the key issues at this stage and advises of any other issues.**

## Financial impact

---

There are no financial implications for the Council.

## Equalities impact

---

This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## Sustainability impact

---

A sustainability statement will need to be submitted with the application.

## Community consultation

---

The Proposal of Application Notice (13/02767/PAN) outlined a drop-in public exhibition held on 28 August 2013 at the Arthur Conan Doyle Centre, 25 Palmerston Place. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

The applicant has undertaken earlier community consultation on 26 June 2012. The result of this event has been summarised by the applicant and is included for information in Appendix 2. Between this event and the event of 28 August, the applicant has explored the viability of various options for the site, including the retention of Douglas House. This exercise has demonstrated to the applicant that the only commercially viable option is the complete demolition of Douglas and Belford Houses and the redevelopment of the site.

## Background reading / external references

---

- To view details of the application go to
- [Planning and Building Standards online services](#)

# REPORT ON FORTHCOMING APPLICATION BY AMA (New Town) Ltd. FOR DETAILED PROPOSALS FOR DEMOLITION AND REDEVELOPMENT OF SITE FOR RESIDENTIAL AND OFFICE DEVELOPMENT AT LAND 59, 60 BELFORD ROAD EDINBURGH

## Background

---

### 1.1 Purpose of the Report

To inform the Development Management Sub-Committee of a forthcoming application for planning permission for a major mixed-use development at 59 and 60 Belford Road.

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

### 1.2 Site description

The application site is bounded by Belford Road to the south, Sunbury Mews to the east, and modern residential development to the north and west with the Water of Leith corridor beyond. The site is currently occupied by two linked office buildings; one of Edwardian construction and the other erected in the 1980s. The site slopes steeply from south to north.

The surrounding area is predominantly residential in nature with the exception of the category B-listed former church set directly across Belford Road, which operates as a hostel. The residential properties are of varying ages and scales with traditional tenements and mews properties and modern townhouses and flatted dwellings all in close proximity.

The site lies within the Dean Conservation Area and the Edinburgh World Heritage Site.

### 1.3 Site History

The site contains office accommodation.

2011 - Planning permission refused for the demolition of the existing building and erection of a residential and flatted development, (Reference:- 09/01803/FUL).

Reason for decision:

The proposal does not comply with the Edinburgh City Local Plan policies and the Non statutory Guideline on Daylighting, Privacy and Sunlight as it would adversely affect the character and appearance of the conservation area and harm neighbouring amenity.

2011 – Conservation Area Consent refused for demolition of the existing building (Reference:-09/01803/CON).

Reason for decision:

The proposal does not comply with the Edinburgh City Local Plan policy as it would be detrimental to the character of the conservation area.

2011 – Appeal dismissed for planning permission and conservation area consent (PPA-230-2054 and conservation area consent appeal reference: CAC-230-23).

No other relevant applications.

## 2. Main report

---

### 2.1 Description of the Proposal

The forthcoming application will be for detailed Planning Permission.

It is anticipated that the development will comprise:

- Approximately 50 residential units comprising a mix of apartments and town houses.
- Approximately 400 m<sup>2</sup> of commercial/office.

Vehicular access is proposed on Sunbury Mews. Pedestrian and cycle access is proposed from Belford Road and Sunbury Mews.

### 2.2 Key Issues

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

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

Edinburgh City Local Plan (ECLP) policy Env 5 (Conservation Areas – Demolition of Buildings) supports the retention of buildings which make a positive contribution to the area. This proposal will need to demonstrate there are exceptional circumstances which justify their demolition.

**b) the land use would be acceptable in principle having regard to the development plan**

The Edinburgh City Local Plan (ECLP) allocates the land as urban area. The proposed uses will be assessed against the compatibility with the area.

**c) the design and layout are acceptable within the character of the area and the proposals comply with the development plan and the Edinburgh Design Guidance**

Key design considerations will include;

- a) impact on the World Heritage Site;
- b) impact on the character and appearance of the conservation area;

- c) impact on setting of listed buildings;
- d) provision of adequate amenity space within the site;
- e) successful resolution of site edge conditions given the change in level across the site and differing scale of surrounding buildings;
- f) the height of the development and impact on key views;
- g) palate of materials.

**d) access arrangements are acceptable in terms of road safety and public transport accessibility**

The proposal should have regard to transport policies in the Edinburgh City Local Plan and the Edinburgh Local Development Plan.

As Belford Road is no longer a through road the opportunity to accommodate more residents or short stay on street parking, within the existing road width, should be explored.

**e) there are any other environmental factors that require consideration**

The application will need to be screened for an Environmental Impact Assessment (EIA).

In order to support the application the following supporting documents will be submitted:

- Supporting Planning and Heritage Statement;
- Design & Access Statement;
- Report of Consultation;
- Transport Statement;
- Sustainability form;
- Daylighting Analysis;
- Heritage Assessment;
- Economic Viability Information

## **2.3 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.

## **3. Recommendations**

---

- 3.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues

**David R. Leslie**

Acting Head of Planning and Building Standards



# Appendix 1

## Location Plan



# Appendix 2

**Applicant report on 26<sup>th</sup> June 2012 consultation event**

---

# EVENT ONE - YOUR FEEDBACK



## Overview of event one

A first public consultation event regarding AMA's proposals for the site was held in June 2012. This did not present detailed proposals for the site, but rather explained the development options available and sought feedback on these.

To recap, 2 options were presented:

**Option 1:** The retention of Douglas and Belford Houses and potential conversion to other uses(s) (e.g. continued office use, hotel, serviced apartments/accommodation). It was explained that this was not AMA's preferred option as it would result in a 'sub-standard' refurbishment and a lost opportunity for the site.

**Option 2:** The comprehensive redevelopment of the site by AMA. This was outlined as the preferred option, and the only option available which would result in the replacement of Belford House.

It was also explained that it is not possible to retain and refurbish Douglas House and to demolish and redevelop Belford House due to the linked physical nature of the buildings, as well as for commercial viability reasons. It was also explained that a solution which retained the façade of Douglas House would raise commercial viability issues and result in restricted natural light to lower levels.



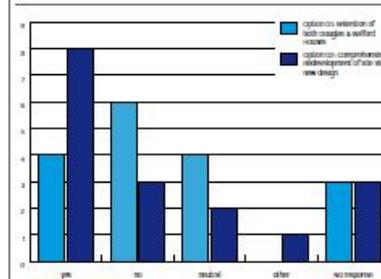
## Your Feedback

### Preferred Development Option

There was no consensual view on a preferred development solution for the site. A greater number of respondents indicated that they would prefer Option 2: Comprehensive redevelopment of the site than Option 1: The retention of both Douglas and Belford Houses.

### Development Options

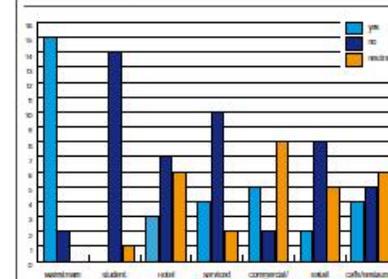
Which is your preferred development option for the site?



Other respondents indicated that they would prefer to see an option which retained Douglas House and redeveloped Belford House.

### Possible Uses

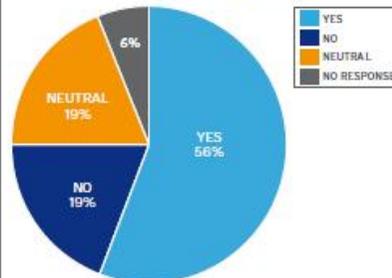
The majority of those who provided feedback indicated that they wished to see the site redeveloped for residential use.



### Design Style

It was explained that it was AMA's preference to propose a contemporary design solution that is specifically designed to correspond to the site's context. Over half of respondents supported this.

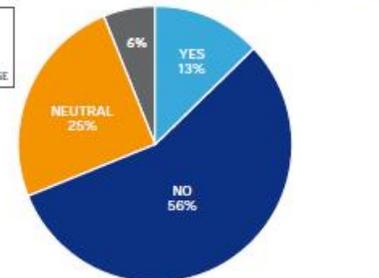
Would you support a proposal in which the redeveloped building footprint retained a set back from Belford Road at the Belford Road/Sunbury Mews corner?



### Development Footprint

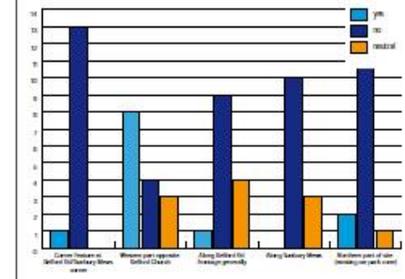
The majority of respondents indicated they would prefer a redeveloped building footprint that retained a set back from Belford Road at the Belford Road/Sunbury Mews corner than a solution which continued the building line along Belford Road. The results were as follows:

Would you support a proposal where the principal block was realigned to continue the building line along Belford Road as illustrated by the sketch adjacent?



### Building Height & Massing

To reflect the surrounding context, redevelopment proposals should have a varied roofscape. Respondents were asked where on the site they would prefer to see the higher buildings. Feedback on this was mixed, as shown below.



In addition to feedback from event one, AMA has also held a number of workshops with key community stakeholders including West End Community Council and Dean Village Association to seek their views on the site and redevelopment proposals.

BELFORD ROAD  
EDINBURGH

MICHAEL LAIRD ARCHITECTS

EDINBURGH  
THE CITY OF EDINBURGH COUNCIL