

Development Management Sub Committee

Wednesday 29 January 2014

**Application for Listed Building Consent 13/03405/LBC
At Land At East Market Street, 1 To 15 East Market Street, 16
To 24A Cranston Street
Internal and external alterations to arches and erection of
new building to west of Cranston Street abutting arches.**

Item number	6.5
Report number	
Wards	A11 - City Centre

Links

Policies and guidance for this application	LPC, CITE1, CITE3, CITE4, CITE6, CITCA1, NSG, NSLBCA, CRPOLD,
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Executive summary

Application for Listed Building Consent 13/03405/LBC At Land At East Market Street, 1 To 15 East Market Street, 16 To 24A Cranston Street Internal and external alterations to arches and erection of new building to west of Cranston Street abutting arches.

Summary

The proposals are in accordance with the Edinburgh City Local Plan, the non-statutory guidance and the Caltongate Masterplan. The proposed alterations and new building are of an appropriate scale and design and will not detrimentally impact upon the listed arches, conservation area, setting of listed buildings or the Outstanding Universal Value of the World Heritage Site. No other considerations outweigh this conclusion.

Recommendations

It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

Financial impact

There are no financial implications to the Council.

Equalities impact

The proposals were assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

Pre-Application Process

Pre- application discussions took place on this application.

Publicity summary of representations and Community Council comments

The application was advertised on 30 August 2013. Ten letters of representation have been received including one from the Cockburn Association. Comments were also received from the Old Town Community Council. Revised plans were submitted on 26 November 2013. The revised proposals did not introduce any material changes and no further public consultation was undertaken.

Material Representations

Support

- Improvement over the proposal submitted by Mountgrange

Objections

- Will result in loss of World Heritage Status/disastrous effect on World Heritage Site;
- Contrary to ECLP policies ENV 1,2,3,4,5 and 6 and DES 1,3 and 6;
- The glazing structure will obscure the Jeffrey Street Arches; and
- Poor choice of materials

Non Material Representations

The non material representations do not relate to this site or this application but relate to the concurrent applications for planning permission, listed building consent and conservation area consent.

The Old Town Community Council objected to the application. Its detailed comments can be viewed in detail in the consultation section. In summary they relate to design of the new building and the alterations to the arches.

A full assessment of the representations and community council comments can be found in section 2.3) of the main report.

Background reading / external references

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

Application for Listed Building Consent 13/03405/LBC At Land At East Market Street, 1 To 15 East Market Street, 16 To 24A Cranston Street Internal and external alterations to arches and erection of new building to west of Cranston Street abutting arches.

1. Background

1.1 Site description

The application relates to 24 round-arched vaults that support and extend under the Jeffrey Street public road. The retaining wall housing the arches falls to ground at the north end of Jeffrey Street and the arches diminish in size from east to west with the fall of the street. The arches were erected in 1875 after Jeffrey Street was formed under the City Improvement Act of 1867. The arches have boarded timber doors to vaults and some have brick infills with louvred openings. The Jeffrey Street arches are currently in the ownership of City of Edinburgh Council and are used for storage purposes. The arches are category C listed (listed on 24.01.2003, ref 49085) and are located within the World Heritage Site.

The site also comprises vacant land adjacent to Cranston Street currently used for surface car parking.

This property is located within the Old Town Conservation Area.

1.2 Site History

October 2006 - Caltongate Masterplan for the wider Caltongate site was approved.

10 July 2008 – listed building consent granted for internal and external alterations, including arches, and erection of new building (as amended) (application reference 07/01289/LBC).

30 October 2008 – planning permission granted Redevelopment, alterations and change of use of arches (19-24) and erection of buildings for use as offices, retail (class1), restaurant/bar and leisure (class11), access, open space, landscaping and associated works. External alterations and change of use of arches(1-18) for food and drink purposes(class3) and alternative use for retail (class1) and/or business (class 4) purposes. Realignment and alterations to Cranston Street. External alterations to 5a-9 Cranston Street and change of use to residential and offices, and alternative use of ground floor (9 Cranston Street) for retail (class 1), financial and professional service (class 2) and/or business (class4) purposes (application reference 07/01241/FUL).

30 October 2008 - planning permission was granted for "redevelopment and erection of buildings for residential flats, offices, alternative office and/or community facility and retail (class 1) use, access and servicing area. Realignment and alterations of Cranston Street (as amended) " (application number 07/01288/FUL).

10 July 2008 - conservation area consent granted for demolition of building and boundary wall (as amended) at East Market Street/Cranston Street (application number 07/01290/CON).

15 April 2013 - planning permission was granted to vary condition 1 of planning permission 07/01290/CON East Market Street/Cranston Street (application number 13/00103/CON).

22 March 2013 – listed building consent granted under section 17 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 for variation of condition 1 of Listed Building Consent 07/01289/LBC to allow additional time for works to commence (application reference 13/00102/LBC).

22 May 2013 - planning permission was granted for a Section 42 application to vary condition 1 of planning permission 07/01288/FUL (PA6)(application number 13/00092/FUL).

22 May 2013 – planning permission granted under section 42 application to vary condition 1 of Planning Permission 07/01241/FUL (PA7) (application reference 13/00093/FUL)

Related applications

23 August 2013 - application submitted redevelopment/demolition/erection of buildings for mixed use development comprising class 7 hotels, class 1, 2, 3 commercial, class 4 business, community uses (class 8 & 10), leisure (class 11), other associated uses, landscaping/public realm and other associated works (application number 13/03407/FUL).

23 August 2013 - application submitted for conservation area consent for demolition of building and boundary wall at CEC Depot , East Market Street (application number 13/03402/CON).

2. Main report

2.1 Description Of The Proposal

The proposals are for alterations to the Jeffrey Street arches to create a range of commercial units. Five of the arches (20-24) will be incorporated within a new building on adjoining land. The remaining arches (1-19) along East Market Street will accommodate a number of commercial uses including artist studios.

Alterations to the listed arches comprise stabilising the structures and plastering their interior shell with a timber timing finish. The internal lining will be set back adjacent to the doorway to allow the stonework to be revealed. A raised mezzanine level of floor space is proposed for arches 13-18. A part-glazed/timber entrance is proposed for each arch.

A glazed building is proposed on the land at the bottom of Cranston Street, following the curve of the corner of Jeffrey Street. This would be two storeys high to the height of Jeffrey Street. Internally the space would integrate the arches behind. A kiosk building is proposed on the public terrace above which would accommodate a café or

alternative use. A new pedestrian route is proposed down the side of the development, set off the adjacent listed Jeffrey Street tenement.

The new build elements are linked at ground floor and terrace level onto East Market Street by a new close and steps leading up to Jeffrey Street.

The applicant has submitted a Planning Statement, Report of Consultation, Design and Access Statement and Heritage Statement. A Supplementary Design Statement was submitted on 26 November 2013 with revised drawings.

These documents are available to view on the Planning and Building Standards Online Services.

2.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the 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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

2.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposals will preserve the architectural or historic interest of the listed building;
- b) the proposals will have any impact upon the Outstanding Universal Value of the World Heritage Site;
- c) the proposals will preserve or enhance the setting of Old Town Conservation Area, and setting of listed buildings;
- d) the proposals have any equalities or human rights impacts; and
- e) comments raised have been addressed.

a) Impact upon the architectural and historic interest of the listed building

Internally there are no areas of significant architectural or historic interest within the arches and they are derelict. The conversion of the arches to form a number of commercial units will enhance the area creating an attractive and active frontage that provides a sustainable use for the listed arches. The form of the arches will remain unaltered; internally the alterations include stabilising the structures and plastering the interior shell of the arches. The internal lining will be set back adjacent to the doorway to allow the stone to be revealed. Services will be concealed behind the lining. They will be lined in timber and finished with a glazed screen incorporating heavy timber framed doors to create the new units. The larger arches will contain lightweight mezzanine floors with glazed handrail and this floor is held back from the façade to allow the proportions of the arches to read strongly. The proposals visually open up the arches and significantly enhance the appearance of the listed structures with minimal intervention. The overall effect will transform this section of East Market Street into an interesting pedestrian experience while retaining the character of the listed arches. The new doors to the arches will have a contemporary design that will allow for signage and

this approach will promote a consistent and comprehensive redesign along East Market Street.

The architectural style of the proposed new building is clearly modern but sensitively responds to its context through its minimal form, finish and detailing to complement the listed arches and their historic setting. Although the building will be built over some of the arches, it incorporates them utilising the double height space in arches 23 and 24 as part of the mezzanine level, allowing the arches and the Jeffery Street retaining wall to remain visible. Their form will be retained and clearly read out-with the building and complements the scale of the arches. The new building will extend into the vacant space in front of the arches to meet the curve of Cranston Street. The new building is appropriately scaled and will relate well to the curved geometry of the street and will not diminish the robust character of the Arches or the gable of the Jeffery Street tenement.

b) Whether the proposals will have any impact upon the Outstanding Universal Value of the World Heritage Site

The Outstanding Universal Value of the World Heritage Site is expressed in the Statement of Significance adopted by the World Heritage Committee of UNESCO.

The application site is a sensitive location within the World Heritage Site and is set a short distance from the Royal Mile in a highly visible position within the Waverley Valley. However, the site is not considered to be typical of the organic medieval form that underpins much of the Old Town but does provide a positive contribution to the character and quality of the setting of this part of the World Heritage Site.

The proposed redevelopment would deliver a contemporary development within the World Heritage Site succinctly integrating the remains of the cultural heritage with the retention and reuse of the listed arches ensuring the protection of the historic assets which contribute to the Outstanding Universal Value of the World Heritage Site.

The Environmental Statement assesses the impact of the proposal upon the cultural heritage assets of the city. This includes a Townscape Visual Impact Analysis involving viewpoints around the site agreed by City of Edinburgh Council and Historic Scotland. View points are principally in and around the Caltongate site with longer views assessed from Calton Hill, Arthurs Seat and Edinburgh Castle. The analysis shows that the unlike the consented scheme, important views from Jeffery Street across the Waverley Valley to Calton Hill will be retained.

It is concluded that the current proposal offers an improvement over the previously approved scheme, offering heritage gains, and meets the requirements set down by UNESCO following their visit to Edinburgh in November 2008. The proposal meets the objectives of The World Heritage Site Management Plan 2011-2016(5.1) "The Vision" which supports a confident and thriving capital city centre, its communities and its cultural and economic life.

It is concluded that the proposal would not harm the qualities which justified the inscription of the Old and New Towns as a World Heritage Site and complies with policy ENV1 of the Edinburgh City Local Plan.

c) Whether the proposals will preserve and enhance the Old Town Conservation area and setting of listed buildings

The Old Town Conservation Area Character Appraisal identifies the following distinctive elements of the Old Town Conservation Area;

The plan of the Old Town has retained much of its ancient pattern and distinctive character. It is an environment of enclosed streets and dramatic changes of level with numerous framed distant views. The skilful use of land contours, the careful siting and design of individual buildings and groups of buildings, and the use of local stone, combine to create an intricate and varied spatial structure. The compactness and fine grained pattern also allows many forms of activity to function in close proximity.

The spatial structure of the Old Town is a microcosm of urban development, reflecting the multiple layering of built heritage and responding to the drama of the site's topography and setting.

Building lines and heights respond to natural features and contours to create a sculptural appearance as streets wind up and down hill, reinforcing the organic character of the Old Town.

The hard edged nature of the main streets and spaces within the area formed by the continuous frontages of tall buildings built directly up to the back pavements.

The importance in providing consistent and high quality natural materials, street furniture and lighting in the public realm to unite and set off the built heritage.

The consistent and harmonious height and mass of buildings: usually four or five storeys high on street frontages.

The quality and robustness and durability of the materials of construction. The importance of stone as a construction material for both buildings and the public realm. The limited palette of materials, mainly stone and slate, provide a unity of character. The importance of archaeological record.

The numerous important institutional and public service uses that contribute to its character and the nation's capital. The strong and continuing presence of a residential community. Mixed uses at ground floor level are important in securing active streets and street life.

The Old Town Conservation Area has evolved over time and experienced periods of growth and renewal and subsequently showcasing a variety of building styles and materials.

The activation of the East Market Street by the retention and reuse of the currently derelict arches and the proposed new building will assist the integration of the development into this part of the Old Town Conservation Area. The finish of the proposed additions to the arches and new build will be of high quality, using a limited palette of materials, reflective and neutral in respect of the character of the listed arches and conservation area.

It is considered that the proposed alterations to the listed arches are minimal in terms of their impact upon the principal architectural elements of the listed arches and their

setting creating a much more positive animation along East Market Street and Cranston Street. The impact of the new building upon the arches and the listed tenement on Jeffery Street is suitably mitigated by the form and design of the building being set down beneath the level of boundary wall along Jeffrey Street and set back off the gable elevation of the Jeffrey Street tenement. The proposed scheme represents a marked improvement upon the existing consent that significantly altered the alignment of Cranston Street, proposing a significantly larger building.

The site has been identified as occurring within an area of potentially high archaeological significance and some excavation works have taken place on the wider Caltongate site. Archaeology has no objections subject to a programme of archaeological work to fully excavate, record and analysis any archaeological remains, a condition to this effect is therefore recommended. One of the objectives of the World Heritage Management Plan is to increase awareness through interpretation, guidance and promotional activities; this will be achieved with the assistance of the City Archaeologist.

The proposed alterations and extensions are of an appropriate scale and design and will not detrimentally impact upon the setting of the Old Town Conservation Area. The proposal satisfies policy ENV 6 of the Edinburgh City Local Plan.

d) Equalities and human rights impact

The proposed building will be accessible to the public. Access for people with physical disabilities will be required to meet with current building standards. Issues with respect to protecting neighbouring amenity have been addressed in section 2.3 e) of the concurrent planning application for the southern site (ref: 13/03407/FUL). An Equalities and Rights Impact Assessment has been completed.

e) Other material points raised in the representations

Material comments

- Will result in loss of World Heritage Status/disastrous effect on World Heritage Site - this is addressed in section 2.3 b).
- Contrary to ECLP policies ENV 1,2,3,4,5 and 6 and DES 1,3 and 6 - this is addressed in section - this is addressed in sections 2.3 a) – d).
- The glazing structure will obscure the Jeffrey Street Arches - this is addressed in sections 2.3 a) – c).

Non-material comments

The non material comments do not relate to this site or this application but relate to the concurrent applications for planning permission, listed building consent and conservation area consent.

Old Town Community Council Comments

- Design of building and alterations to arches - assessed in section 2.3 a) – d).

CONCLUSION

In conclusion, the proposed alterations and new building preserves the architectural and historic interest of the listed building and do not adversely affect the setting of neighbouring listed buildings. The proposals will not adversely affect the special character or appearance of the Old Town Conservation Area or harm the qualities which justified the inscription of the Old and New Towns as a World Heritage Site.

The proposals are acceptable, subject to conditions relating to materials and archaeology.

3. Recommendations

3.1 It is recommended that this application be Granted subject to the details below

3.2 Conditions/reasons

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

2. No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, conservation, historic building recording, reporting and analysis and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. In order to safeguard the interests of archaeological heritage.

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Statutory Development Plan Provision

The Edinburgh Local Development Plan Proposed Plan March 2013 was out to public consultation from 1 May 2013 - 14 June 2013. That Plan includes Proposal CC2 which sets out development principles for the site as approved in the Caltongate Masterplan of 2006 to create a mixed use redevelopment to create sustainable and integrated city quarter in the heart of Edinburgh's Old Town. A Masterplan was approved in 2006.

Development Principles of reference CC2

Proposals will be expected to provide for

- a mix of uses including housing, offices, small business units, a hotel, shops (including a small supermarket), food and drink premises and community facilities.
- a close-grained layout which reflects the distinctive spatial pattern of the Old Town provides a new strategic route between East Market Street and Canongate and includes a new public square within the site.
- new buildings, including landmark buildings, which respect the form and contours of the Waverley Valley and which preserve or enhance important existing views and the potential to create new views into and across the site.

Edinburgh City Local Plan (ECLP)

The application site is identified within the ECLP as being within the central area. The site also forms part of Proposal CA 2 - Caltongate.

Caltongate Masterplan

The Planning Committee on 5 October 2006 approved the Caltongate Masterplan as supplementary planning guidance, subject to amendments requiring improvements to the area around Calton Road Railway Bridge and the principle of including green space.

The Masterplan addresses a series of sites within the Old Town which extend over 3.46 hectares. The Masterplan comprises two sites on Calton Road; the former New Street bus depot (now demolished); Sailor's Ark, properties on 221 - 229 Canongate; and properties on East Market Street (Canongate Venture,

former Council garage, two parking lots and the Jeffrey Street Arches).

The Masterplan structure comprises; Site and Context, Vision, Development Objectives, Site Specific Development Principles, Transport and Parking, Infrastructure, Development Contributions, Implementation and Phasing and Appendices.

In addition the document contains guidance on Site Specific Development Principles, Transport and Parking, Infrastructure, Developer Contributions and Implementation and Phasing.

The Management Plan 2011-2016 for The Old and New Towns of Edinburgh World Heritage Site provides a framework for the effective management of the World Heritage Site. The Management Plan endorses the recommendations of the November 2008 joint UNESCO/ICOMOS reactive monitoring mission to Edinburgh.

Date registered

23 August 2013

Drawing numbers/Scheme

01,02A,03-22,23A,24,25A,26,27A-29A,30,31A,32A,

Scheme 2

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its settings.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Ca 1 (Central Area) sets criteria for assessing development in the Central Area.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Old Town Conservation Area Character Appraisal emphasises the survival of the original medieval street pattern; the wealth of important landmark buildings; the survival of an outstanding collection of archaeological remains, medieval buildings, and 17th-century town houses; the consistent and harmonious height and mass of buildings; the importance of stone as a construction material for both buildings and the public realm; the vitality and variety of different uses; and the continuing presence of a residential community

Appendix 1

Consultations

Archaeology - response dated 04/09/2013

Further to your consultation request I would like to make the following comments and recommendations in respect to this application for internal and external alterations to arches and erection of new building to west of Cranston Street abutting arches.

I refer you to my earlier comments in response to the earlier 2007 & 2013 applications 07/01241/FUL & 13/00093/FUL (Caltongate PA7) and associated full application 13/03407/Ful which discuss the fuller archaeological significance of the site. As such application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan Policies ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

In terms of the required archaeological mitigation (excavation, conservation, historic building recording, reporting and analysis and publication) this has yet to be undertaken and requires a combination of archaeological excavation, historic building recording (min level 2) and subsequent reporting and analysis. In addition it is required that any areas of Caithness Paving affected by this development are assessed for fossils and the undertaking of a programme of conservation and analysis of any significant fossils discovered.

Accordingly is it is essential that the following condition is attached to this consent to ensure that completion of the programme of archaeological works on this site.

'No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, conservation, historic building recording, reporting and analysis and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Historic Scotland - response dated 26/09/2013

Thank you for your consultation dated 30 August which we received on 30 August. We have considered your consultation and comment as follows:

As a Category C listed building, works to the retaining wall and stone arches would be for your Council to determine. However, as part of the overall wider revised scheme for the southern site of New Street/East Market Street, I can confirm we have no objections to the proposed works.

Old Town Community Council - response dated 15/10/2013

The Old Town Community Council wish to strongly OBJECT to the following applications

Ref. 13/03407/FUL and all the associated Listed Building and Conservation Area applications

for the redevelopment of 'The Southern Site' and,

Ref. 13/03406/FUL for the development of offices and mixed use buildings on the Gap site

We wish to raise objection to both the proposals submitted and the processing of applications.

With regard to the Process.

- The consultation period for these major applications has failed to follow the advice and commitments laid out in the new Planning Concordant. The plans were submitted with little support offered to community or public to access these enormous documents or provide summarised interpretation of the proposed buildings and their uses.*
- There is no processing agreement in place (previous timetables presented during pre- application events have all been subject to slippage).*
- No development viability statement has been provided and the economic benefits presented are speculative in the extreme and are not supported by independent analysis.*
- The information submitted does not include sufficient detailed assessments of the traffic and environmental impacts of this development. The traffic statement provides little detail of traffic generation and makes no reference to agreed and planned changes to traffic services and emerging patterns (eg. Royal Mile pedestrianisation and traffic calming measures).*
- The proposed buildings are described as having a mix of uses but uses are not defined in their layout either geographically or by breakdown of floorspace.*
- The applications should not have been validated until all the necessary information needed to assess the development had been submitted.*

- *The plans are Major and comprise multiple buildings making it very difficult for the public to access and comment. The lack of publicity and difficulty many have experienced accessing the Council's on-line planning portal have created further barriers for the public to comment on these plans.*

- *It should be noted that the plans generated some 250 comments to just one posting on social media after details were published in the press (the article describing the proposals having*

been published only one day AFTER the public consultation closed).

- *The planning process has failed to allow fair opportunity for the public to comment. Many have expressed their objections to this proposal but have had no opportunity to comment through lack of information and access. The planning portal has limited access as public need to log on and limit comments to 2000 characters with the portal 'timing out' repeatedly. In light of these issues, the confusion caused and the limited time afforded for public comment for such a major development comments submitted through social media platforms have been listed at the end of this letter.*

With regard to the plans submitted we object to the design, mix of uses and speculative nature of the proposals which, although scaled back slightly from the previous scheme, still fail to meet the economic, social and environmental needs of the area and the City.

The proposed demolitions and partial demolitions do not comply with current Local and National environmental, heritage and sustainability policies, including Edinburgh Local Plan Environment Policies Env 1, Env 2, Env 3, Env 4, Env 5, Env 6, and Env 12.

The proposals do not comply with Edinburgh Local Plan Design Policies Des1, Des 3 and Des

6. The development lies within an Outstanding Conservation Area and should reflect and protect the characteristics, authenticity and quality of design of the area. The proposals are bland 'anywhere' architecture not appropriate in the Old Town.

In particular

The Mix of Uses

- *There is an over provision of accommodation for transient residents in the area which has led to a worrying decline in the %age of permanent residents. More housing is needed in the city centre and in this locality in particular. The need to adapt the Local Plan and local supplementary planning guidance (eg. Masterplans and development briefs) has been the subject of responses to the Local Plan and other local Action Plans.*

- *The number of hotels is excessive for the site. The previous consent permitted a 210 bed hotel. The proposals now include an additional two more hotels taking the proposed bed space to 403. The previous scheme included some affordable housing on East Market St and within the McRae tenements on the Canongate, these have now been deleted from the plans.*

- *Recent Business Bulletin on Hotel provision stated provision was now at 188% of that required. The developments at Cowgate and Advocates Close have seen hotel*

development expand, at Advocates Close this was accomplished through the deletion of over 80 new flats.

- *There is a potentially excessive level of bad neighbour developments planned (hot food takeaways, bars, nightclubs, restaurants etc). It is not possible to assess the cumulative impact of these uses on neighbouring residential streets and properties as the plans do not detail the size or location of each use.*
- *Retail uses are included as one of a number of uses for each block.*
- *The range of uses 'planned' for each unit covers Classes 1(retail),2 (professional services/office), 3(food and drink), 4 (office), 7(hotels and hostels), 8 (residential institutions), 10 (non residential institutions) and 11 (assembly and leisure) as well as other unclassified uses. As these uses have differing servicing and transport requirements it is impossible to ensure an appropriate mix is delivered for each part of the site or control the impact of such uses.*

The Design of the buildings

- *The overall design is bland and oversized. There is a monotony about the design which could be better handled by using a wider range of architectural styles and finer grain to the blocks of new build. The existing listed and unlisted buildings are capable of being restored and reused without the large scale demolitions proposed on the Royal Mile and the unnecessary demolitions and additions of glass extensions to the Listed Buildings on East Market Street.*
- *The two hotel blocks proposed on East Market St are too high and over dominant, they impact negatively on the Listed Canongate Venture and its setting as well as on key views through the Waverley Valley obscuring the spine of the Royal Mile, Canongate Venture and other Listed Buildings and landmarks. The Blocks will overshadow neighbouring properties and the Canongate Venture.*
- *The excessive pend to be created on the Canongate is completely unnecessary for a pedestrian only route and will have a hugely negative impact on the appearance of the Royal Mile.*
- *The design of each block is architecturally more in keeping with the form and scale of the New Town.*
- *The finishings and building materials are not sympathetic to the Old Town and will create further damage to the integrity of the World Heritage Site.*
- *The inappropriateness of the design has been described most accurately in letters of objection from both the Cockburn Association and AHSS.*

The public realm

- *The proposal claims to improve public realm but the planned public square and Parliament Way will be privately owned and managed. The management team will have control over access, traffic and servicing of buildings around the square*

negotiated by private arrangement/fees and it is unclear which other roads (eg. Residential Street) will also be 'managed' by a private company or be adopted by the Roads Authority.

- We still believe the public square is one of the key failures of the proposals as the layout will create an unpleasant windy uniform space which is mostly in shadow, the purpose as an alternative pedestrian route remains questionable particularly as the Royal Mile Action plan is now focussed on improving the pedestrian route along the Royal Mile. Whilst the inclusion of new routes and connections through the area is to be encouraged the creation of public realm in this location should support the traditional pattern of small courtyards linked through closes and wynds connecting streets and spaces at different levels.*
- There is a need for human scale, well designed green public spaces but the proposed public realm works fail to achieve this and the plans not only fail to improve the pedestrian environment on North New St but the traffic and servicing planned and office uses proposed will result in a further deterioration of the environment and safety around the New St Calton Road junction.*
- The public square and repaving of streets offers little improvement to existing traffic routes and do little to support the planned pedestrianisation and other works proposed in the Royal Mile Action Plan.*
- The proposals also describe the internal ground floor space of Canongate Venture as public realm whilst the proposed redevelopment of the playground will significantly reduce existing public realm.*
- The development of the land in front of the Arches (west Cranston St) will also reduce public realm. This area was identified by many stakeholders throughout the pre-application consultation as a sheltered sunny space which is more suited for creating a successful landscaped area of public space.*

In conclusion we respectfully request that further amendments and consultation is carried out to ensure the finalised plans fulfil the needs and aspirations of the community for a truly sustainable example of mixed use city centre development that meets the urgent needs of the local community and supports the City's wider aims.

This is a World Heritage Site and the development should provide an exemplar of resilient redevelopment which accords with the most recent guidance and policies on placemaking, heritage, conservation and sustainability.

This ill fated protracted speculative development has worn down the local community and through the process of attrition there are those within the community who have given up while others are of the opinion that anything would be better than the blighted gap site. However, in spite of the delay in development it is only proper for such a development that thorough public consultation is carried out.

The Council have shown much favour to private development interests throughout the process, neglecting their primary duty to serve the public, that the credibility of both the Council and this master plan is fundamentally in question.

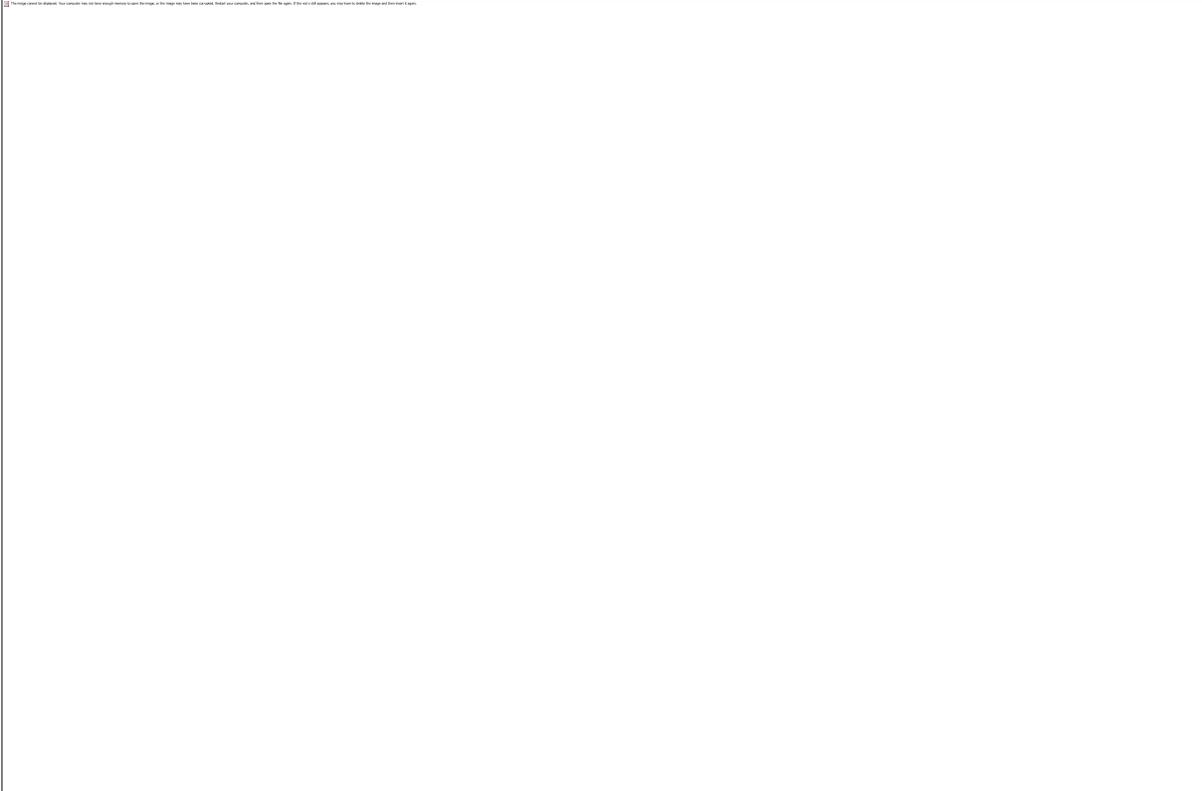
Given the outstanding World Heritage location, the controversial sale of public listed assets through confidential closed transactions is a glaring example of Council failure

when these sales cannot show themselves to represent Best Value for what is a magnificent opportunity for sensitive, world class redevelopment.

Consideration should be given to the comments received through social media in response to the Scotsman article published after the consultation closed (see appendix 1 below)

The OTCC request further full consultation on any amendments and the additional information required (eg. Transport assessment, break down and distribution of uses, and development viability statements).

Location Plan



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END