

Development Management Sub Committee

Wednesday 29 January 2014

**Application for Conservation Area Consent 13/03403/CON
At 221, 223, 227, 229 Canongate, Edinburgh, EH8 8BJ
Part demolition of buildings with part retained facade.**

Item number	6.7
Report number	
Wards	A11 - City Centre

Links

Policies and guidance for this application	LPC, CITCA1, CITE1, CITE2, CITE5, CITE6, CITE8, CITE9, CITD1, CITD3, NSG, NSGD02, OTH, CRPOLD,
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Executive summary

Application for Conservation Area Consent 13/03403/CON At 221, 223, 227, 229 Canongate, Edinburgh, EH8 8BJ Part demolition of buildings with part retained facade.

Summary

The proposed partial demolition is necessary for the related redevelopment proposals that will enhance this part of the conservation area. The features being demolished do not make a positive contribution to the area and therefore the associated benefits from the redevelopment site outweigh any townscape or heritage loss. There are no material considerations that outweigh this conclusion.

Recommendations

It is recommended that this application be approved subject referral to Scottish Ministers and to the details below (in section 3 of the main report).

Financial impact

There are no financial implications to the Council.

Equalities impact

The application has been assessed and has no impact in terms of equalities or human rights.

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. Three letters of representation have been received, including from The Cockburn Association. The letters of representation raised the following material issues:

- old buildings are being sacrificed for modern development;
- old buildings should be incorporated into the development;

- the demolition will destroy the unique characteristic and will not enhance or preserve the conservation area;
- the new pend will destroy enclosed space;
- the demolition is contrary to DES1 and DES 3 of the Edinburgh City Local Plan;
- the case for demolition is not adequately justified;
- the buildings should be incorporated into the design not demolished;
- demolition of tenements and fragmentary retention will destroy the unique characteristic;
- tenements were designed to look older and complement the broad sweeping curve of the building frontages along the street;
- tenements are only derelict and under used due to evictions by Mountgrange and the Council;
- tenements could be put back into residential use without significant works being required;
- loss of the buildings would denude the attraction of the Old Town;
- proposals do not comply with Des 3 - entire frontage is worthy of retention;
- old facades having unsuitable modern buildings attached not acceptable;
- demolition of Old Sailor's Ark and tenements regrettable both for their architecture and attendant social history and
- facadism is rarely an appropriate approach to conservation.

The Old Town Community Council has formally objected to the proposals. The community council has commented on the following issues:

- planning process;
- design, mix of uses and speculative nature;
- the demolitions do not comply with Local and National environmental, heritage and sustainability policies;
- contrary to Edinburgh City Local Plan.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading / external references

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

Application for Conservation Area Consent 13/03403/CON At 221, 223, 227, 229 Canongate, Edinburgh, EH8 8BJ Part demolition of buildings with part retained facade.

1. Background

1.1 Site description

The site comprises a pair of four storey tenement buildings. On the ground floor of 221-223 Canongate, is a pend, a small commercial unit and a dwelling, all accessed off the Canongate. 227-229 Canongate has two flats and a shop at ground floor. The upper floors comprise residential units and have been unoccupied since 2006. The buildings are constructed from coursed rubble and finished with pitched slated roofs. The buildings were erected by the city architect, E J McRae, in the 1930s to replace existing tenements. The buildings form part of a large group of tenements which were constructed or reconstructed between the 1930s and 1950s by E J McRae, Robert Hurd and others. The site adjoins the Old Sailors Ark, which is a category C(s) listed building (reference 46707 listed 1/2/00).

The site lies within the Edinburgh World Heritage Site.
This property is located within the Old Town Conservation Area.

1.2 Site History

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

10 July 2008 - listed building consent was granted for the demolition of buildings with part retained facade at 227-229 Canongate (application number 07/01206/CON).

8 August 2008 - conservation area consent was not required for the demolition of buildings with part retained facade at 221-223 Canongate (application number 07/01299/CON).

30 October 2008 - planning permission was granted for the erection of buildings for residential (flats), use of ground floors as day centre (community facility), alternative retail (Class 1), financial, professional or other services (Class 2) and/or business (Class 4) purposes and landscaping works. Alterations to steps and boundary wall of Calton Hill Stairs. The application was notified to Scottish Ministers who determined that the Council could proceed to determine it, (application number 07/00560/FUL and CON)

30 October 2008 - planning permission was granted for hotel and conference centre and retail units at Land Adjacent To New Street, 5 New Street (Canongate Venture) 223 - 227 - 229 - 231 - 231A Canongate (including Old Sailors Ark). (application number 07/01237/FUL.)

25 October 2013 - a Proposal of Application Notice was submitted under Section 42 application to vary condition 1 of planning permission 07/01237/FUL to extend time period for commencement of development (PA5) (application number 12/03622/PAN).

That application was part of a number of applications for planning permission, listed building consent and conservation area consent to amend conditions.

22 May 2013 - a section 42 application to vary condition 1 of Planning Permission 07/01237/FUL (PA5) was granted extending the planning permission for a further three years (application number 13/00091/FUL).

Related Applications

23 August 2013 - planning application submitted for part demolition/part retention of building with part retained Canongate and New Street Facade, at 2-4 New Street, 231 Canongate, Old Sailors Ark building (application number 13/03400/LBC).

23 August 2013 - planning application for the redevelopment/demolition/erection of buildings for mixed use development comprising class 7 hotels, class 1, 2, 3 commercial and class 4 business at New Street, East Market Street, Caltongate South, (application number 13/03407/FUL) .

2. Main report

2.1 Description Of The Proposal

The proposal is for the demolition of both tenements with partial facade retention to the Canongate. The proposal will involve the creation of a new shop front in the 227-229 Canongate building and a new pend at 221-223 Canongate. The proposal will facilitate wider redevelopment of the land to the rear and the creation of a strategic pedestrian route. The building will be replaced with a hotel building which will be accessed through the existing Old Sailors Ark frontage on the Canongate. The proposed hotel will extend across the rear of the Canongate building to the height of the existing Old Sailors Ark, built hard to the edge of the proposed public square.

Revised plans were submitted on 26 November 2013.

The proposed changes do not materially change the nature or scale of the development. The proposals are supported by a supplementary design statement and include the following;

- the pend is revised, lowering the crown of the arch and the vault and simplifying the symmetry.

The applicant has submitted the following documents in support of the application ;

- Planning Statement;
- Design and Access Statement; and
- Heritage Statement.

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

2.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

2.3 Assessment

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

- a) the demolition will adversely affect the character and appearance of the conservation area and the World Heritage Site;
- b) the demolition impacts upon biodiversity;
- c) the proposal has any equalities or human rights impacts and
- d) there are any material considerations raised in representations to be addressed.

a) Character and Appearance of the Conservation Area

The character of the conservation area is summarised in the Old Town Conservation Area Character Appraisal as *"Centred on the Royal Mile, the city's main historic thoroughfare, the Old Town evolved from two separate burghs. Although few medieval buildings remain, the original plot widths and the 'fishbone' street pattern of narrow closes and wynds remain extensively visible, although overlain by major Victorian rebuilding and street improvements. The administrative, ceremonial, legal and religious functions of the modern city remain focused within the Old Town. The key elements of the area's character are therefore its density of building and mixture of uses with high tenements and important historic buildings arranged on a historic street pattern.*

Edinburgh City Local Plan Policy Env 5 requires that the demolition of an unlisted building within a conservation area which is considered to make a positive contribution to the character of the conservation area will only be permitted in exceptional circumstances as set out in Env 2 (condition of the building, repair/maintenance costs, efforts to retain the building, and the merits of alternative proposals).

The applicant has submitted a Heritage Statement including details of the historical developments on this site.

It is acknowledged that the site is archaeologically sensitive and this is identified in the supporting information. A condition is required to secure a programme of archaeological investigation (excavation, historic building recording, reporting and analysis and publication).

There are a series of planning permissions, conservation area consents and listed building consents approved for the site; these are set out in Section 1.2 *Site History* of this report.

The existing structure was erected in the 1930s as part of a regeneration initiative by E J McRae, the City Architect. The building was designed to reflect the vernacular of older buildings within the Canongate and, while sitting comfortably within its historic context, has an unwelcoming appearance caused by the darkening of the sandstone.

The most important aspect of this building is its relationship to the enclosure of the Canongate. The front elevation, pitched roof and chimney all make a positive contribution to the conservation area and the Edinburgh World Heritage Site. The retention of these elements will preserve the character of the conservation area and the World Heritage Site.

While there are a number of buildings of this period within the Old Town, this rear elevation is particularly at odds with the adjoining traditional elevations which are characterised by traditional window openings. The rear of the building, with its heavy painted deck access structure is uncharacteristic of the traditional forms and architecture of the Old Town and therefore its demolition is acceptable in principle.

The demolition of the existing rear structure and appropriate redevelopment of the site offers the opportunity to regenerate this part of the Old Town and is supported by the Caltongate Masterplan. These demolitions facilitate the wider co-ordinated redevelopment including the creation of the civic square. The demolitions also directly facilitate the creation of a hotel. The creation of the hotel, which incorporates the retained elements and the facade of the adjacent Old Sailors Ark will secure the future of these historic elements and ensure the redevelopment has a beneficial conservation impact on Canongate. The associated benefits from the redevelopment of this site outweigh any townscape or heritage loss.

The proposal includes a pend on the Canongate which will facilitate the delivery of Parliamentary Way pedestrian route through the site. The creation of the pend and the provision of an additional shop unit will enhance this part of the Canongate.

An associated application for the development is considered in a separate report (13/03407/FUL). This application is assessed to ensure the quality of the redevelopment is appropriate. A condition is recommended preventing demolition until a contract for new works is let.

In summary, the demolition and redevelopment will not result in the loss of any features which contribute to the character of the conservation area. The development will enhance the character and appearance of the Conservation Area and the World Heritage Site and is in accordance with the development plan.

b) Impact on Biodiversity

A previous walkover bat survey was carried out in January 2013 as background to the application to renew planning consent. The surveys identified a low likelihood of bat roosting. A further detailed survey was carried out as part of the Environmental Statement on dates in May and August at dawn and dusk. No bats were recorded roosting in the study area. No bats were observed feeding and very low numbers were observed commuting through the site. It is concluded therefore that the demolition of the building would not impact upon bats and no mitigation is required.

c) Equalities & Human Rights

The demolition of the buildings is controlled through separate legislation and their loss will not impact upon Equalities and Human Rights. An Equalities and Rights Impact Assessment has been completed.

d) Representations

Material Representations

- demolition of tenements and fragmentary retention will destroy the unique characteristic; (this is addressed in section 2.3a) of the assessment)
- tenements were designed to look older and complement the broad sweeping curve of the building frontages along the street; (this is addressed in section 2.3a) of the assessment).
- tenements are only derelict and under used due to evictions by Mountgrange and the Council; (this was undertaken historically when the original applications were consented).
- tenements could be put back into residential use without significant works being required; (new affordable housing has been approved and implementation begun at Calton Road, PA1, and main stream housing approved on PA4 running from north to south from Carlton Road to the New Public Square approved through the original Caltongate applications (this is addressed in parallel planning application reference number 13/03407/FUL.)
- loss of the buildings would dilute the attraction of the Old Town;(this is addressed in section 2.3a) of the assessment)
- proposals do not comply with Des 3 - entire frontage is worthy of retention; (this is addressed in section 2.3a) of the assessment).
- old facades having unsuitable modern buildings attached not acceptable; (this is addressed in section 2.3a) of the assessment).
- demolition of Old Sailor's Ark and tenements regrettable both for their architecture and attendant social history; (this is addressed in section 2.3a) of the assessment).
- facadism is rarely an appropriate approach to conservation; (this is addressed in section 2.3a) of the assessment).

Community Council comments

The Community Council raised a number of issues in their consultation response which relates to the parallel planning applications, listed building applications and applications for conservation area consent, which have been addressed in the related reports. Of relevance to this application for conservation area consent to demolish the building the following points are of relevance;

- the demolitions do not comply with local and national environmental, heritage and sustainability policy (this is addressed in section 2.3 a) of the assessment).
- contrary to Edinburgh City Local Plan (this is addressed in section 2.3 a) of the assessment).

Conclusion

In conclusion, the proposed demolition accords with the development plan. The loss of the rear of the tenements, which does not contribute positively to the character or appearance of the conservation area, is necessary for the related redevelopment proposals that will enhance this area of the conservation area. The associated benefits from the redevelopment of the site outweigh any townscape or heritage loss. There are no material considerations that outweigh this conclusion.

3. Recommendations

3.1 It is recommended that this application be approved subject to referral to the Scottish Ministers and the details below

3.2 Conditions/reasons

1. The application shall be referred to the Scottish Ministers prior to determination.
2. No demolition shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning and Building Standards.
3. No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, 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 accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.
3. In order to safeguard the interests of archaeological heritage.

Informatives

It should be noted that:

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

Statutory Development Plan Provision

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.

The development objectives are:

Principle 1: Sustainability.

Principle 2: Mixed Uses.

Principle 3: Spatial Structure and Permeability.

Principle 4: Townscape.

Principle 5: Architectural Expression.

Principle 6: Heights.

Principle 7: Roofscape.

Principle 8: Vistas and Views.

Principle 9: Vitality.

Principle 10: Community Safety.

Principle 11: Materials.

Principle 12: Heritage.

Principle 13: Transport.

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

Date registered

23 August 2013

Drawing numbers/Scheme

01, 2a, 3-19, 20a, 21a, 22, 23, 24,
25a,26,27a,28a,29,20,31a,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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

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

Policy Env 2 (Listed Buildings - Demolition) identifies the circumstances in which the demolition of listed buildings will be permitted.

Policy Env 5 (Conservation Areas – Demolition of Buildings) sets out criteria for assessing proposals involving demolition of buildings in conservation areas.

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

Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

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 Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

Other Relevant policy guidance

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

Further to your consultation request I would like to make the following comments and recommendations in respect to this application for the part demolition of buildings and part retained façade.

I refer you to my earlier comments in response to the associated application for the main development of the site 13/03407/FUL which outlines the archaeological significance of the McRae's tenements and below ground archaeology and also the required archaeological mitigation. 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 this has yet to be undertaken and requires as part of the overall archaeological mitigation strategy the undertaking of a Historic building recording of the upstanding buildings on this site prior to demolition. Also given the archaeological sensitivity of the site as outlined in my earlier response to 13/03407/FUL there will potentially be constraints on the demolition methodology requiring the undertaking of archaeological work in advance.

Accordingly 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, 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.

Scottish Natural Heritage

Thank you for your consultation of 3 September 2013 regarding the above proposal.

The proposal is for the re-development of the land adjacent to New Street in Edinburgh. We note the limited likely impacts on natural heritage interests and therefore we have made some minor comments relating to protected species, aspects of landscape and visual impacts where relevant, and green infrastructure.

Bat surveys

It's noted that Ecology was scoped out of the EIA after a bat survey had been undertaken to determine usage of the area. The comprehensive bat survey did not identify any roosts and determined that the site had limited potential to support bats. Based on these results, a licence would not be required for this development to proceed.

Landscape and visual; Green infrastructure

There will be some degree of change to local views, including those views towards key features of the city's natural heritage. For example, the viewpoint analysis portrays the impact of built development and the changes in the composition of readily available views from city streets and public spaces towards Salisbury Crags, Arthur's Seat, Calton Hill, the Waverley Valley and the coast. In terms of ameliorating the likely landscape and visual impacts of the proposals and visually "breaking up" the otherwise medium to large scale, often linear masses created by the main buildings and their rooftops, the proposed roof gardens are likely to have some degree of beneficial effect. We would suggest that the positive appearance of the green roofs within the composition of existing views are portrayed in the submitted photomontages, particularly those derived from the elevated viewpoints such as from Regent Road and Calton Hill (viewpoints 17 and 18).

We support this form of green infrastructure and it is a sensible aspect of this site's design and overall environmental mitigation. We advise that further details of the form and design of planting of the roof should be sought, and this will need to be carefully managed in relation to overall character of the area and with regards to the potential appearance of the planting. There may be further benefits to be gained in extending the use of green roofs elsewhere in the development. For example, further use of green roofs could reduce the mass and linearity of some of the larger buildings proposed elsewhere in both the northern and southern development sites (and as portrayed in the Calton Hill/ Regent Road photomontages) while also enhancing the green infrastructure contribution of the combined development site.

Old Town Community Council

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.

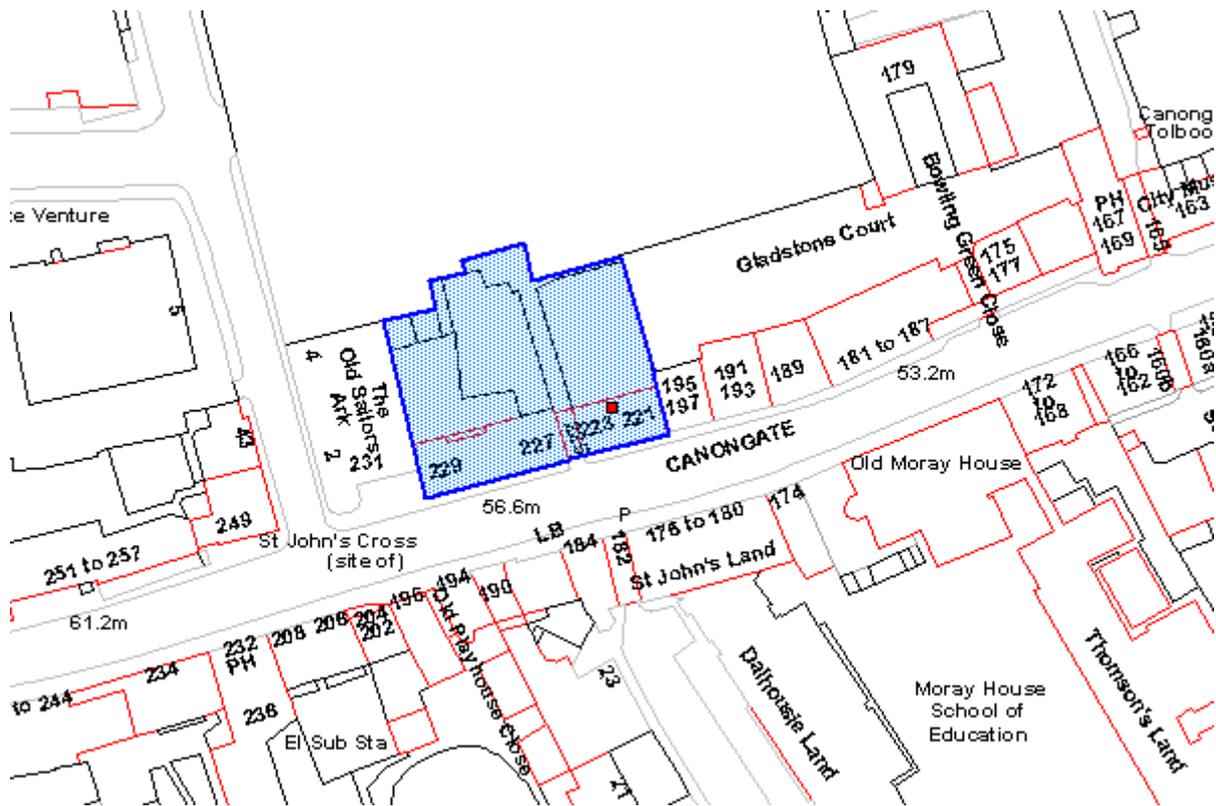
The Council have shown much favour to private development interests throughout the process, neglecting their primary duty to serve the public, that the credibility of both the Council and this master plan is fundamentally in question.

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