

Development Management Sub Committee

Wednesday 26 March 2014

**Application for Planning Permission 13/04479/FUL
At Site At Former 347A, Pilton Avenue, Edinburgh
Change of use from school/college and alteration of
Category B listed building to residential use and erection of
new build residential accommodation, access, parking,
landscaping and other associated development.**

Item number	4.2
Report number	
Wards	A04 - Forth

Links

[Policies and guidance for this application](#)

LPC, CITD1, CITD3, CITD4, CITD5, CITD6, CITE3, CITE4, CITE9, CITE16, CITE17, CITE18, CITOS3, CITH1, CITH2, CITH3, CITH4, CITH5, CITH7, CITT2, CITT3, CITT4, CITT5, CITT6, CITT13, NSG, NSDCAH, NSESBA, NSESBB, NSGD02, NSP, NSMDV,

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Executive summary

Application for Planning Permission 13/04479/FUL At Site At Former 347A, Pilton Avenue, Edinburgh Change of use from school/college and alteration of Category B listed building to residential use and erection of new build residential accommodation, access, parking, landscaping and other associated development.

Summary

The proposals comply with the development plan and planning guidance apart from that relating to the proportion of three bedroomed units. A minor relaxation to the Edinburgh Design Guidance in relation to the proportion of three bedroomed units provided is considered acceptable in these circumstances. The proposed development is compatible with the character and appearance of the surrounding area and safeguards the character and setting of the remaining listed building. It provides a satisfactory standard of amenity for future occupiers, without prejudicing neighbouring residential amenity or compromising road safety. There are no material considerations which outweigh this decision.

Recommendations

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

Financial impact

The application is subject to a legal agreement for developer contributions.

Equalities impact

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

Pre-Application Process

A proposal of application notice (ref; 13/01705/PAN) was submitted on 10 May 2013. A copy of this notice was sent to:

- Granton and District Community Council
- West Pilton/West Granton Community Council
- Forth Neighbourhood Partnership
- Historic Scotland
- Local Ward Councillors; Councillor Alan Jackson, Councillor Cammy Day, Councillor Steve Cardownie, and Councillor Vicki Redpath
- Adjacent Ward Councillors; Councillor Nigel Bagshaw and Councillor Gavin Barrie

24 May 2013 - A public exhibition held at the Varcity North Sales Centre on Crewe Road North.

1 July 2013 - A presentation was given to the Granton and District Community Council.

3 October 2013 - A further public exhibition was held at the Varcity North Sales Centre on Crewe Road North.

Full details of the the pre-application consultation process and relevant findings can be found in the Pre-application consultation report. This is available to view on the Planning and Building Standards Online Services.

The PAN was presented to the Development Management Sub-Committee on 29 July 2013. The committee agreed to note the key issues as described in the report including consideration of how the new development would be successfully integrated around the approved buildings which were designed to have regard to the listed building.

The proposals were submitted to the Urban Design Panel on 24 July 2013. Full details of the response can be found in the Consultations section.

Publicity summary of representations and Community Council comments

The application was advertised on the 8 November 2013. Two material representations were received, one from the Spokes Planning Group and one from a neighbouring resident, both objecting.

The material grounds of objection are:

- Concerns regarding height of proposed development; and
- No link shown to the existing cycle route to south of the site.

No non-material comments were raised.

No comments were received from the Community Council.

A full assessment of the representations can be found in the Assessment Section of the Main Report.

Background reading / external references

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

Application for Planning Permission 13/04479/FUL At Site At Former 347A, Pilton Avenue, Edinburgh Change of use from school/college and alteration of Category B listed building to residential use and erection of new build residential accommodation, access, parking, landscaping and other associated development.

1. Background

1.1 Site description

The site is 1.4 hectares in area and was formerly part of the Telford College North site, located to the east of Crewe Road North and south of Pilton Avenue. It includes a category B listed, harled and brick building which is an Art Deco style, designed by James Johnson in 1939 and completed in 1949 (item ref. 45799, listed 10.11.1998). The building which was originally a school, is mainly three storeys in height, with a tall chimney at its eastern end. The principal building is arranged around a courtyard with the separate gymnasium building located on its east side. More recent additions to the main college building have been demolished, in accordance with the plans approved for the conversion of this building to flats, under planning and listed building applications 05/02676/FUL and 04/03004/LBC. Access to the site is from Crewe Road North to the west with a secondary access from Pilton Avenue to the north.

The surrounding, former college grounds are in the process of being redeveloped for residential purposes, in accordance with the plans approved under application 05/02676/FUL (as amended). These new apartment blocks are between 4 to 6 storeys in height. The main facing materials are white render, brown brick and grey metal cladding.

Older residential properties immediately to the north of the former college building are two storeys in height, with pitched roofs. Further residential development to the west is mainly three storeys in height. To the south-west stands a modern group of flats, rising to five storeys in height, with ground floor parking beneath the buildings.

An area of playing fields is located to the east of the former college grounds. At the eastern extremity of this area lies the Ainslie Park Leisure Centre. Beyond this stands a modern flatted development, which rises to eight storeys at its southern edge. The wider site is bounded on the south side by a former railway line, now a cycleway/walkway. Beyond this stands a large office complex, rising to around 12m high, with a large supermarket to its east side.

The existing building is structurally sound but in very poor condition.

1.2 Site History

13 January 2005 - listed building consent granted for conversion of category B listed building to flats. The proposals involve the alteration and extension of the college building to form 104 residential units (application no.04/03004/LBC).

21 June 2007 - planning permission granted for the conversion of the former college building to flats, and the construction of a number of flatted blocks, in place of the remaining college buildings, in the areas around the listed building. The buildings approved under this scheme varied between three to seven storeys in height. A total of 329 dwelling units were proposed, 118 of which were in the converted college building and 211 in the new build blocks (application number 05/02676/FUL).

7 December 2007 - non-material variation granted for a minor change to the positioning of block D at the north eastern corner of the site (application number 05/02676/VARY)

7 April 2008 - non-material variation approved for minor changes to the alignment of the internal access road (application number 05/02676/VAR2).

24 April 2008 - non-material variation approved for the variation of the internal layout of the converted college building. The proposed number of dwelling units and the elevational treatment remained as proposed under the approved scheme (application number 05/02676/VAR3).

14 October 2010 - non-material variation approved for minor changes to site layout, including relocation of parking bays to perimeter of site; alterations to elevation treatment on flatted blocks, including general reduction in roof height of new build blocks to between four to six stories. The total number of dwelling units was amended to include 327 flats in total: 118 within the converted college and 209 new build units (application number 05/02676/VAR4).

29 August 2012 - application granted for a modification to the obligations under the section 75 agreement for the 2007 planning consent (application number 05/02676/FUL). This modification allowed for the phased payment of contributions towards local public transport instead of towards tram works. The total proposed contribution agreed was £150,814, comprising two payments of £50,000, and a final payment of £50,814, which is due for payment in December 2014. The remaining clauses in the existing agreement, which are unrelated to the tram, are to remain unchanged (application number 12/02278/OBL).

10 May 2013 - proposal of application notice submitted for demolition of former college buildings and erection of residential development (application number 13/01705/PAN).

28 October 2013 - application for listed building consent submitted for alterations, including partial demolition of original college building and conversion to residential use. This application is currently under consideration (application number 13/04476/LBC).

2. Main report

2.1 Description Of The Proposal

The proposal constitutes a material change to the residential development scheme approved on this part of the former Telford College North site from that approved under application number 05/02676/FUL (as amended). The proposal is for the partial demolition of the category B listed former school building and its change of use, with associated alterations and extensions and new build, to form residential apartments.

The north facing principal elevation of the original college building would be retained, together with the floorspace belonging to all rooms facing northwards on this frontage and the adjoining corridor. The east, west and south facing wings of the building would be removed, together with the existing gymnasium block to the east of the main building. The proposed new build comprises of a five storey extension to the rear of the remaining listed building, with five to six storey high wings at its east and west ends. A free standing five to six storey apartment block is also proposed to the east of the converted listed building. The six storey element of the proposed development is located mainly towards the southernmost parts of the new buildings.

The proposed development would result in an increase in the number of proposed units at this part of the approved development site from the 118 previously proposed at the converted listed building site to 147 units. These would comprise 45 one bed flats, 88 two bed and 12 three bed units.

The proposed new building and extensions are modern in appearance with flat roofing. The walls are faced with contrasting panels of smooth white render and red brickwork and metal clad feature panels at ground floor level. Windows are dark grey framed, with grey coloured metal balustrades on windows to principal living rooms.

The alterations to the north facing, principal facade of the existing listed building and its eastern and western returns include the following:

- alterations to existing entrance doors and replacement of windows to provide grey framed doors and metal framed white windows;
- replacement of existing render with smooth white render system and cladding of base course and entrance surround with red facing brickwork and
- provision of new concrete coping above entrance doors.

Vehicular access is proposed from the existing access from Crewe Road North onto Arneil Drive with a secondary, emergency access proposed from Pilton Avenue North, as previously approved. The proposed parking provision is based on approximately 1 space per dwelling unit (including spaces for disabled persons). The proposed parking spaces are positioned off the vehicular access route through the site, as previously approved.

Cycle parking provision is proposed on the basis of one space per dwelling unit plus 44 spaces for visitors. The cycle storage facilities for residents is all secure and under cover, whilst the provision for visitors is in 'Sheffield' style racks, located outside buildings. A proposed cycle route running between the converted listed building and the proposed building to the east, links up with the existing access route to the south of the site and leads towards the cycle path on the disused rail line to the south of the site. A

connection to this route is scheduled for opening within six months of the completion of the approved development at this site, under the terms of the previous planning consent for this site (application number 05/02676/FUL).

Refuse storage is proposed at ground floor level within the existing and proposed buildings. Recycling facilities are also proposed in these areas.

The total area of open space provision on the site is 4,129 square metres. The proposed open space provision includes two partially enclosed courtyard areas, both of which are open ended to the south, with benches and tree planting. A play area is proposed to the south of the western most courtyard. Proposed areas of private garden ground to ground floor flats are delineated by hedging. Tree and shrub planting is also proposed around the boundaries of the site, where further pockets of open space are also proposed.

Previous Scheme

The proposals constitute an amended scheme (Scheme 2). In the original plans (scheme 1) the daylight provision to a number of apartment rooms was compromised and did not show full compliance with the Edinburgh Design Guidance. The windows of the affected apartments, which are all in the new build part of the scheme, have now been increased in size to ensure compliance with the relevant standards.

The line of the cycle path through the development has also been altered in the finalised plans, to provide a more direct and legible route than that included in the original scheme.

More details have also been provided in relation to cycle parking allocation, parking provision for disabled persons and drainage proposals, since the submission of the original scheme.

Supporting Information

The following documents have been submitted in support of the application.

- Sustainability Statement - October 2013;
- Planning Statement October - 2013;
- Planning addendum - February 2014;
- Dust Management Report - October 2013;
- Bat Survey - October 2013;
- Surface Water Management Plan - January 2013;
- Transport Statement - October 2013;
- Public Consultation Report October 2013;
- Design and Access Statement - October 2013;
- Daylight Study - December 2013;
- Daylighting Impact Analysis - February 2014;
- Sun lighting Impact Assessment - February 2014.

These documents are available to view at 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 comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

2.3 Assessment

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

- a) The principle of residential development is acceptable;
- b) The scale, form and design are appropriate;
- c) The impact on the listed building and its setting is acceptable;
- d) The mix of accommodation is acceptable;
- e) Parking provision and road safety are adequately addressed;
- f) The proposed flats will have adequate amenity;
- g) The proposal causes any loss of amenity to neighbouring residents;
- h) There would be any adverse impact on flood risk;
- i) There are other environmental considerations;
- j) There are any other infrastructural implications;
- k) The proposals meet sustainability criteria;
- l) The issues raised in the representations are addressed;
- m) The proposal has equalities or human rights impacts.

a) Principle of Development

The proposed development site is part of the former Telford North former college grounds, which are allocated for housing purposes with an estimated capacity of 300 units under proposal HSG 11. The proposed development therefore accords with the principle of policy HOU 1 which permits housing development at sites allocated within this Plan. The proposal would lead to 29 additional dwelling units to the 327 units proposed in the previously approved scheme and 47 (14%) more than the estimated allocation for the site included within the Edinburgh City Local Plan. However, this figure is purely an estimate and is not prescribed in policy terms. The use of the site for housing is also compatible with surrounding land uses in this predominantly residential area.

The use of the proposed site for housing accords with development plan policy and is compatible with surrounding land uses.

b) Impact on Listed Building and its Setting

A full assessment of whether the proposed demolitions to this building are acceptable in principle is provided in the relevant application for listed building consent (application number 13/04476/LBC).

The proposed development scheme has retained the principal frontage of the listed building and part of the internal floor plate, in accordance with the recommendations of the Design Panel.

In terms of the impact of the proposed demolitions on the retained part of the building, it is noted that the building has already lost its west wing and whilst designed to be a generally symmetrical composition, it is currently imbalanced by having only one wing. The remaining wing is of a slightly different date and design and makes no significant contribution to the character of the existing frontage, as well as creating an unintended asymmetry. The existing gym hall is of no great architectural merit and its loss would not impact on the character or appearance of the remaining listed building.

The south facing wings are in their original layout and design, apart from the windows, but do not have the same design strength as the frontage. Whilst demolition of this element is substantial, it is clear that the focus of the listing is the central north block, which is still retained.

Although the proposed demolitions are substantial, they are limited to the secondary elements within the design of this building. The scheme restores the main building, which is the principal focus of the listing. Secondary elements are removed from the building and, as seen from the north, it is condensed down to the essential section of architectural and historic interest. Whilst the east and south wing form part of the integrity of the building, these elements are not of the same architectural merit. Their loss allows the main building to be seen more clearly and emphasises its architectural qualities.

Externally a new gable elevation is created to the east and west side of the original building. These elements strongly adopt the architectural language of the frontage and greatly enhance the character of the building. The proposed alterations to the main facade, which include new fenestration, re-cladding in smooth white render, with a brick

base course, are sympathetic to the character of this building and enhance its appearance.

The proposed replacement new build block to the rear of this building is approximately half a storey higher than the original building. However, this element of the new build is set sufficiently back from the retained part to ensure that the difference in height is relatively inconspicuous and will not detract from the principal elevation. The new build wings to the east and west of the remaining listed building rise to six storeys in height, towards the south of the site, where they are sufficiently distant from the retained building to ensure they do not have a dominating impact. The proposed new block to the east of the listed building has a similar building line position and its height is just half a storey higher than the listed building on this elevation. This element of the new build is also of an appropriate scale and is not detrimental to the setting of the listed building.

The proposals safeguard the special character of this building and its setting, in accordance with the provisions of development plan policy relating to listed buildings.

c) The scale, form and design of development

The scale, massing and form of the proposed development are generally similar to that of the existing, flatted development on site. The layout reflects the current arrangement of the buildings on a north to south axis. The proposed three sided block, incorporating the retained listed building, provides a central focal point and reflects the courtyard shaped layout of the listed college building. The more linear blocks to the east and west, reflect more closely the form of the existing apartment blocks on site.

The height of the proposed development steps upwards towards the centre of the site, providing visual interest through the varied height of the roofline, whilst respecting the setting of the listed building. A six storey element of the development is located opposite the site access from Crewe Road North, marking this entrance to the development and providing visual interest from this aspect. The six storey element of the proposals have been introduced in response to the Urban Design Panel's feedback, which has advised that the building height could be increased in part, to accommodate the development lost as a result of opening up the proposed courtyard on its southern side, to allow greater access to sunlight in this space.

The proposed flat roofed profile, vertically proportioned windows and use of horizontal banding between floor levels echo the architectural style of the listed building. The proposed use of white render as a facing material is in keeping with the extensive use of this material throughout the existing development at this site and that used on the listed building. The use of red brick is proposed as a contrasting material and would tie in with the proposed red brick on the base course of the listed building.

The proportion and layout of open space and landscaping reflects that elsewhere on site and enhances the visual setting of this development. The proposed landscaping scheme, which incorporates a good proportion of trees and variety of species, will serve to enhance the setting of the development.

The spaces around buildings have been designed to include good permeability, with the main pedestrian/ cycle route located between the central and eastern building blocks. This route provides a link through the development, towards the cycle route to

the south, thereby contributing to a cycle friendly environment, as encouraged by the Design Panel.

The scale, layout and design of the proposed development are in keeping with the surrounding neighbourhood. The development contributes positively to the character of the area and safeguards the setting of the remaining listed building.

d) The type and mix of housing is acceptable

The proposed housing mix includes a mix of house types to meet a range of housing needs, in compliance with planning policy. All apartments, apart from those in the converted listed building, where there are design constraints, are suitable for occupation by disabled persons. Out of the 147 residential units proposed under this application, 47 consist of one bed roomed flats, 88 are two bed roomed and 12 are three bed roomed flats. However, the proportion of three bed roomed units falls short of the 20% recommended under relevant planning policy and the Edinburgh Design Guidance. Furthermore, the size of the units at 88 square metres falls short of the recommended enhanced space standard of 91 square metres for this type of home, under the Edinburgh Design Guidance. Notwithstanding this, the size of the proposed three bed units are all well in excess of the minimum standard of 81metres recommended under relevant guidance. They also have good access to play area and communal garden grounds, with two flats having direct access to private gardens.

The applicant has submitted a statement advising that there is little demand for three bed roomed dwellings at this location, on the basis of the existing sales figures. It is also noted that the proportion of the bedroom house types is similar to that existing at the current development site. Overall, the mix of housing types and size is considered appropriate for this area of the city and in keeping with its mixed character. A relaxation to the Edinburgh Design Guidance in respect of the proportion of three bedroom units and the slight shortfall in floor area is therefore considered acceptable in this instance.

The previous application for the redevelopment of these former college grounds (application number 05/02676/FUL, approved in 2007) was submitted during the period when 0% affordable housing provision was applicable to this area and there was no requirement to provide affordable housing on the site. However, 89 affordable housing units have been delivered within the existing development at this site. Whilst no affordable housing units are proposed at the current application site, the applicant has already delivered in excess of its 25% affordable housing requirements on the wider former campus development site. The terms of policy Hou 7 are therefore satisfied and there would be no further requirement for affordable housing at this site.

e) Parking Provision and Road Safety;

The proposed development is accessed via the approved access from the existing road off Crewe Road North in accordance with the access provision relating to the existing development at this site. The existing access off Pilton Avenue is also retained as a secondary access and cycle link. The proposed vehicle parking provision accords with relevant guidelines, providing all parking spaces are non- allocated as required under the relevant Road Construction Consent. The proposals safeguard the level of parking provision within the existing residential development on site. The proposed vehicle parking allocation includes the appropriate proportion of parking spaces for disabled persons, in accordance with relevant guidance. The applicant has agreed to contribute

a sum of £2,000 towards the promotion of a traffic order to control the use of these designated spaces.

The location of the proposed vehicle parking does not fully accord with policy design considerations in terms of its conspicuous positioning on the street frontage. However, this arrangement is compatible with the existing access and parking arrangements at the wider redevelopment site. The scope to redesign this layout is restricted, owing to the presence of existing buildings, including the retained part of the listed building on site.

The proposed cycle parking provision for residents is all secure and undercover in accordance with relevant guidance. The proposed visitor parking, which is proposed in 'Sheffield' style rails outside buildings also accords with relevant standards subject to the use of a condition requiring the submission of design details.

Spokes cycle group has raised concerns about the need for the development to be linked to the existing cycle network to the south of the site. The proposals retain access provision towards the existing cycle path on the disused railway line to the south of the site, as required under the provisions of the 2007 planning consent for this site. The required cycle link is to be formed within 6 months of completion of works at the existing development site. The applicant has confirmed that this link is scheduled for opening in August of this year.

The application site is within convenient walking distance of a number of public transport routes and includes good links to the existing cycle network.

Further contributions are due in December of this year towards public transport infrastructure, as required under the section 75 Agreement relating to the existing planning permission for residential development at this site. The number of additional residential units arising from the current development proposals for this part of the site is not sufficient to necessitate additional transport contributions.

The proposed access and parking arrangements are acceptable in terms of road safety and public transport accessibility.

f) Amenity for Future Occupiers

The submitted daylight study demonstrates that all proposed dwelling units will achieve adequate daylight standards, in compliance with the Edinburgh Design Guidance. The layout of the development generally allows for good standards of privacy in accordance with the relevant guidance, taking into account the prevailing spatial pattern of this area. The proposed dwelling units all meet the space standards included in the Edinburgh Design Guidance for the respective type of dwelling units.

The proposed layout has been designed to include the opening up of the southern ends of the two proposed courtyard areas. This arrangement has been undertaken on the advice of the Urban Design Panel, in order to allow improved standards of sunlight provision in these spaces. The overall area of open space which totals approximately 30% of the site area, represents an increase in the proportion proposed under the approved scheme and is in excess of that required under development plan policy.

Ground floor units also have their own private garden grounds, maximising the opportunity to provide enhanced standards of amenity to these dwellings, in accordance with the recommendations of the Edinburgh Design Guidance.

The proposed children's play area is located at a convenient location within the development, where it would also benefit from passive supervision. A condition is recommended requiring further details of the proposed equipment.

The proposed standard of amenity for future occupiers is acceptable and in accordance with relevant development plan policy and the recommendations of the Edinburgh Design Guidance.

g) Amenity of Neighbouring Occupiers

The submitted daylighting and sunlight assessment demonstrates that all neighbouring residential units will continue to receive satisfactory standards of daylighting and sunlight in accordance with the recommendations of the Edinburgh Design Guidance. The level of privacy to neighbouring properties would be maintained at this relatively high density location.

The current proposals safeguard the extent of existing open space provision within the approved development scheme. All of the main areas of communal open space within the existing development scheme would also continue to receive satisfactory levels of sunlight provision, in accordance with the provisions of the Edinburgh Design Guidance.

The proposals safeguard neighbouring amenity in accordance with relevant development plan policy and guidance.

h) Flood risk

The proposed discharge of excess surface water is via the public sewerage system, as detailed in the submitted Surface Water Management Plan. This scheme demonstrates to a satisfactory extent that the proposal will not have a detrimental impact on flood risk in the area.

The proposed Sustainable Urban Drainage System includes the use of porous paving on the access road and parking bays, as well as the attenuation of excess surface water in oversized pipes beneath the communal open space in the rear courtyard. SEPA is satisfied with this level of provision in terms of the impact on water quality. This provision is also in accordance with the requirements of Scottish Water which requires a sustainable urban drainage system in order for the system to be considered for adoption.

The proposals are satisfactory in terms of their impact on flood risk and water quality.

i) Other Environmental Considerations;

An Air Quality Management Area has been designated at the junction of Inverleith Row and Ferry Road, approximately one mile away at Goldenacre. However, the additional traffic pollution impacts associated with the extra 29 units at this wider development site is likely to be negligible. In this respect the site lies adjacent to an existing cycle path to the south and is well supported by surrounding bus stops and routes. Convenient

access to this infrastructure will assist in offsetting any additional traffic related air quality impacts associated with this development. The supporting information also indicates that a dust management plan will be drawn up to address dust and air quality impact associated with the demolition and construction.

The site is likely to require a level of remediation once the existing structures proposed for removal have been demolished. Therefore, a condition is recommended to ensure that the site is made safe for the proposed end use.

A condition is recommended requiring the undertaking of a programme of archaeological historic building survey work of the existing building. This will take place prior to the commencement of demolition works, in order to record the details of the demolished parts of this listed building.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. An informative is added advising the applicant to contact the Coal Authority immediately in the event that any coal mining feature is encountered during development.

There is no evidence of protected species on site.

The proposals would have no significant impact on air quality.

The use of conditions relating the undertaking of any required remediation works and archaeological works are recommended for the reasons indicated.

j) There are any other infrastructural implications;

A contribution has already been made towards local high school provision, in association with the previous planning consent at this site. As the proposed development comprises entirely flatted residential units, it is expected to have a low level of pupil generation. There is expected to be sufficient capacity at the catchment schools to accommodate the estimated increase in residential units at the overall development site, as a result of the proposed development. In these circumstances no contributions towards education would be required.

k) Sustainability Impact

The applicant has submitted a sustainability statement in support of the application.

Essential Criteria	Available	Achieved
Section 1: Energy Needs	20	20
Section 2: Water conservation	10	10
Section 3: Surface water run off	10	10
Section 4: Recycling	10	10
Section 5: Materials	30	30
Total points	80	80

In addition, the applicant has provided a commitment to provide further sustainability measures as set out in the desirable elements. Additional measures include the provision of dedicated, communal storage facility for household compost, the layout of buildings on a north south axis to enhance passive solar gain, and the replacement of

former hard surfaced areas within the former college grounds with soft landscaping and SUDS managed hard surfacing.

The proposal complies with the requirements of Part B of the Edinburgh Standards for Sustainable Buildings.

l) Issues Raised in Representations

Material Representations

- Concerns regarding height of development - this has been addressed in section 2.3b);
- Lack of cycle connection to existing cycle route to south of site - this has been addressed in section 2.3e) and it is confirmed that the required link is retained in the proposed plans.

m) Equalities Issues

Impact on Human Rights:

The proposed development incorporates a significant proportion of open space provision, including a children's play area which will enhance living conditions in the area.

Equalities:

The proposed layout includes parking provision for disabled drivers in accordance with relevant standards.

All of the apartments within the proposed new buildings are designed to meet access standards for disabled persons. However, access provision for disabled persons within the converted part of the listed building would be restricted, owing to the existing change of levels within this building. The extent of alterations required to allow for level access provision would significantly alter the character of this historic building. The affected apartments represent a relatively minor proportion of the total number of residential units proposed on site and the scheme demonstrates overall compliance with access standards.

The proposals have no significant impacts on Equalities or Human Rights.

CONCLUSION

In conclusion, the proposals comply with the development plan and relevant non statutory guidance, apart from that relating to the proportion of three bedroomed units. The design and layout of the proposed development is appropriate and a minor relaxation to the Edinburgh Design Guidance in relation to the three bed roomed units proposed is considered acceptable in these circumstances. The proposed development is compatible with the character and appearance of the surrounding area and safeguards the special interest and setting of the remaining listed building. It provides a satisfactory standard of amenity for future occupiers, without prejudicing neighbouring residential amenity or compromising road safety. There are no material considerations which outweigh this decision. This recommendation is subject to conditions and conclusion of a suitable legal agreement.

3. Recommendations

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

3.2 Conditions/reasons

1. i) Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

2. No development, including demolition shall take place on site until the applicant has secured the implementation of a programme of archaeological work (to include historic building recording, analysis & reporting), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.

3. 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.

4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

5. Prior to the commencement of the approved development, full details of the cycle storage racks and internal storage facilities, shall be submitted to and approved in writing by the Head of Planning and Building Services. The approved cycle racks shall be implemented prior to the occupation of the first dwelling unit within each of the respective buildings.

6. Full details of the proposed children's play area shall be submitted to and approved by the Planning Authority and implemented within 6 months of the completion of the development hereby approved.

Reasons:-

1. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
2. In order to safeguard the interests of archaeological heritage.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to ensure that the approved landscaping works are properly established on site.
5. In order to ensure the provision of suitable cycle storage facilities on site.
6. In order to ensure the provision of suitable equipment on site.

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.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.
5. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com. This Standing Advice is valid from 1st January 2013 until 31st December 2014.
6. The development shall be carried out in accordance with the measures identified in the approved Sustainability Statement Form. The applicant should submit a Self Declaration Form to the Head of Planning and Strategy on completion and prior to occupation unless otherwise agreed.
7. Permission shall not be issued until a suitable agreement has been concluded, or other arrangements are in place, to ensure that £2,000 is paid towards the promotion of

a Traffic Regulation Order to allow for the enforcement of parking spaces for disabled persons.

**Statutory Development
Plan Provision**

Edinburgh City Local Plan identifies the site as forming part of the Telford College North Campus, which is allocated for 300 dwelling units under HSG 11.

Date registered

28 October 2013

Drawing numbers/Scheme

01,02a,03 -07,08a,09-10a,11,12a-14a,15,16a,17-18,19a,20,21a.,
22a,23-25,26a,27,28a,29-32,33a.34a,35,36,37a,38-40,41a,42a,

Scheme 2

David R. Leslie

Acting Head of Planning and Building Standards

Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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.

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

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 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 Env 16 (Species) sets out species protection requirements for new development.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Policy Env 18 (Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

Policy Os 3 (Open Space in New Development) sets out requirements for the provision of open space in new development.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 5 (Conversion to Housing) sets criteria for assessing the change of use to residential.

Policy Hou 7 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

Policy Tra 2 (Planning Conditions and Agreements) requires, where appropriate, transport related conditions and/or planning agreements for major development likely to give rise to additional journeys.

Policy Tra 3m (Tram Contributions) requires contributions from developers towards the cost of tram works where the proposed tram network will help address the transport impacts of a development.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Policy Tra 13 (Cycle and Footpath Network) prevents development which would prevent implementation of, prejudice or obstruct the current or potential cycle and footpath network.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on Developer Contributions and Affordable Housing gives guidance on the situations where developers will be required to provide affordable housing and/or will be required to make financial or other contributions towards the cost of, providing new facilities for schools, transport improvements, the tram project, public realm improvements and open space.

NSESBA - **Non-statutory guidelines** Part A of 'The Edinburgh Standards for Sustainable Building' requires new development in Edinburgh to reduce their carbon emissions in line with the current Building Regulations

NSESBB **Non-statutory guidelines** Part B of 'The Edinburgh Standards for Sustainable Building' sets principles to assess the sustainability of major planning applications in Edinburgh

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.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Appendix 1

Consultations

Archaeology

The B-listed former Ainslie Park School was designed by James S Johnston (J & F Partners) in 1939 though it was not finally built until after the WWII in 1949. Given the regional historic importance of this building this application must be considered under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan (2010) policy ENV2, ENV4 & 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.

The proposed scheme will see not only the conversion of the school from its original education purpose but also significant demolitions to the rear and side of the main front wing. It is considered that such an impact is although significant in archaeological terms, given the age of the building and the retention of the main Art Deco frontage on the whole moderate. Given this, it is recommended that a programme archaeological historic building survey (level 1: annotated existing plans/elevations, photographic and written survey) of the existing building is undertaken prior to the commencement of the demolition/ alteration works.

It is recommended that that the following condition is attached to this consent to ensure that a programme of archaeological works is undertaken prior to construction.

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

The work would 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 Water

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

Due to the size of this proposed development it is necessary for Scottish Water to assess the impact this new demand will have on our existing infrastructure. With Any

development of 10 or more housing units, or equivalent, there is a requirement to submit a fully completed Development Impact Assessment form. Development Impact Assessment forms can be found at www.scottishwater.co.uk.

Glencorse Water Treatment Works may have the capacity to service this proposed development.

The water network that serves the proposed development may be able to supply the new demand.

Water Network: Initial investigations have highlighted there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers.

The Developer should discuss the implications directly with Scottish Water.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

Scottish Water is funded to provide capacity at Water and Waste water Treatment Works for domestic demand.

Funding will be allocated to carry out work at treatment works to provide growth in line with the Local Authority priorities.

If this development requires the existing network to be upgraded, to enable connection, the developer will generally meet these costs in advance. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules. Costs can be reimbursed by us through Reasonable Cost funding rules

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

It is possible this proposed development may involve building over or obstruct access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that advice will require to be implemented by the developer to protect our existing apparatus.

SEPA

There is no objection to this planning application. Please note the advice provided below:

The surface water drainage proposal outlined in the 'Surface Water Management' report for Miller Homes, October 2013 is acceptable to us in terms of water quality as it provides the required level of treatment for surface water run-off from the residential development. We have not considered the water quantity aspect of this scheme. Comments from Scottish Water, where appropriate, the Local Authority Roads

Department and the Local Authority Flood Prevention Unit should be sought on any water quantity issues.

Environmental Services

The application proposes to develop 147 residential units within the final phase of the Varsity North development. The existing consent for the site includes a development of 118 units. Therefore, the additional traffic pollution impacts associated with the extra 29 units is likely to be negligible. However, road transport related air quality impacts are at concerning levels around 1 mile away at Goldenacre and as such an air quality management area has been designated at the junction of Inverleith Row and Ferry Road. The application includes supporting information which advises that walking, cycling and public transport use will be integral to the development. The site is adjacent to an existing cycle path and is well supported by surrounding bus stops and routes. Therefore, integration of such measures into the development are supported by this section and deemed acceptable to offset any additional traffic related air quality impacts associated with this development.

The applicant has confirmed within the supporting information that a dust management plan will be drawn up to address dust and air quality impact associated with the demolition and construction. Such measures are supported by this section.

The site is likely to require a level of remediation once the existing structures proposed for removal have been demolished. Therefore, a condition is recommended to ensure that the site is made safe for the proposed end use.

Therefore, Environmental Assessment has no objections to this proposed development subject to the following condition:

Prior to the commencement of construction works on site:

- (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
- (b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

Services for Communities, Bridges _ Flooding

The application should include a more detailed Surface Water Management Plan with flow paths as undernoted; Surface Water Management Plan

The surface water management plan should deal with flood risk from surface water, ensuring that flood risk elsewhere is not made worse by runoff from the development.

The main elements of the surface water management plan should be analysed up to the 1;200yr (0.5%AEP) event with an allowance for climate change and include as follows:

Discharge Point

1. Discharge point(s) for the drainage system must be identified, and the approval in principle from the owner, or Scottish Water in the case of a sewer, for the discharge to that point must be demonstrated.
2. If the drainage system discharges to a watercourse, directly or indirectly, it must be served by SUDS in accordance with the SUDS manual and SUDS for roads where applicable. The treatment methods must be approved by SEPA. Maximum discharge rates should not exceed 4.5l/s/ha or the 2yr Greenfield rate, whichever is the lower. Attenuation volume must be designed for the full capacity of the drainage system.

Flow Paths

1. Surface water should be dealt with by analysing the existing and proposed flow paths and depths for surface water runoff. This should include runoff from outwith the site, from unpaved areas within the site, and from paved areas in events which exceed the capacity of the drainage system.
2. New buildings in the development must not be at risk of flooding as a result of these flow paths and depths
3. Where runoff from the site could increase flood risk elsewhere, the increased runoff from paved surfaces, relative to Greenfield runoff, (up to the 1;200yr event) should be attenuated on site.
4. If the development alters existing flow paths in a way which increases flood risk to existing property, additional attenuation or other measures may be required.

SUDS Maintenance

1. Details of the organisation taking on the responsibility of the proposed SUDS (including underground attenuation tanks), the size of SUDS retention ponds along with GIS co-ordinates are required.

It is recognised that small, restricted sites may require some relaxation in respect of attenuation volumes on site.

Information should be supplied in a report detailing proposed mitigation measures with supporting and appropriate drawings and calculations. Print outs from InfoWorks solely is not considered as a sufficient report.

Drainage issues cannot be left as a condition on an FUL or AMC application, since it can have significant impacts on finished floor levels, property locations, location of paths and other hard landscaping aspects. This information is required prior to this department's determination.

Services for Communities, Flood Prevention. Further comments 27/1/2013

*The Surface Water Plan is acceptable.
There are no further issues assuming Scottish Water gives full approval to drainage proposals.*

Affordable Housing

This proposal relates to the provision of 147 homes consisting of 1, 2 and 3 bedroom apartments. The application site forms part of a larger site, part of which has already been delivered under the National Housing Trust model.

In terms of the AHP the normal affordable housing requirement for this number of homes would be 37 (25%). However, in this instance the developer, Miller Homes has already provided 89 affordable homes on the abovementioned adjacent site. As such

we confirm that any affordable housing requirement has already been met in full and is in fact exceeded.

This department is therefore supportive of this proposed development and would be happy to assist with any queries on the affordable housing element of this application.

Education

The site forms part of a larger development site for which planning permission was previously granted (05/02676/FUL) and for which secondary school contributions were sought at the time and which have since been paid. This application made provision for conversion of the school for housing.

As the development is a variation on the earlier proposal which included the current application site and for which payment has been made, I have taken the view that no further contributions should be sought.

Transport

No objections to the application subject to the following conditions being applied.

- 1. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent;*
- 2. Any on-street parking will form part of the road network and therefore cannot be allocated to any particular property and will be available for any driver. Only the Council, acting as roads authority, has the legal ability to control on-street parking, irrespective of whether the parking / road is adopted or not. The applicant will be expected to make this clear to residents. For clarity, it is expected that all the parking shown on Dwg.No.MHN2(PL)023 by Michael Laird Architects will be added;*
- 3. Disabled parking must be provided at a minimum of 5% of the total number of spaces being provided and must comply with the Traffic Signs Regulations and General Directions 2002 Regulations;*
- 4. Prior to consent being issued, the applicant is to enter into a suitable legal agreement to provide the sum of £2,000 to promote a traffic order to control the disabled spaces. The Disabled Persons Parking Places (Scotland) Act 2009 places a duty on the local authority to promote the proper use of parking places that are designated or provided for use only by disabled persons' vehicles;*
- 5. Cycle parking layout, design and specification to be to the satisfaction of the Head of Transport.*

Note:

Car parking is being provided at one space per unit (i.e. a total of 147No. spaces).

Cycle parking is being provided at one space per unit (i.e. a total of 147 spaces plus 44 spaces for visitors).

Edinburgh Urban Design Panel- Report of Meeting on 24 July 2013

Executive Summary

The Panel noted the tests required when the demolition of a listed building is proposed and the presumption in favour of the retention of the listed building. However, the Panel does recognise the developer's arguments for its demolition in the context of the wider redevelopment of the former college site. There are therefore two readings of this report.

In one reading, the Panel's recommendation for retention of the listed building means that the advice contained in the latter part of the report is provided only in the event that it is demonstrated and accepted through appropriate tests that demolition is acceptable. In this reading, the providing of detailed advice on the current design proposals does not in any way mean that the Panel is supportive of demolition. Rather, the Panel sees it as essential that if a case is made for demolition that the replacement buildings achieve an exceptional design quality that is commensurate with that of the listed building.

In the other reading, the Panel's partial recognition of the argument for demolition does mean that the advice contained within the report is provided without the above caveat.

Main Report

1 Introduction

1.1 This report relates to proposals for the demolition of former college buildings that are category B listed and erection of a residential development.

1.2 This is the first time that the proposals have been reviewed.

1.3 No declarations of interest were made by any panel members in relation to this scheme.

1.4 This report should be read in conjunction with the pre meeting papers which provide an overview, context, concept, plans, sections and 3D visualisations of the scheme.

1.5 This report is the view of the Panel and is not attributable to any one individual. The report does not prejudice any of the organisations who are represented at the panel forming a differing view about the proposals at a later stage.

2 Listed Building

2.1 The proposal is predicated on the demolition of the listed former college / school building. That it is a category B listed building means that it is of regional significance. It is also very important to its locality, providing identity and contributing towards its sense of place. It should be noted that the front of the building in particular, with features such as the curved stair tower, has a strong architectural presence.

2.2 The Panel does not want to see the building remain boarded and undeveloped. Leaving the building in this condition has a negative effect on the emerging development.

2.3 The Panel holds two views on the merits of demolition of the listed building.

2.4 Broadly, the Panel would prefer that a way could be found for the retention of the listed building, noting that the demolition of the Art Deco listed building is not yet justified.

2.5 In part however, the Panel considers that the listed building has been substantially altered and partially demolished over time - leading, arguably, to a loss of its architectural integrity. Because of this, the Panel can in part, accept the rationale for the demolition of the building.

2.6 The proposed demolition needs to be assessed against the Scottish Historic Environment Policy's (SHEP) tests as well as the Council's planning policies on listed buildings. It is not the role of the Panel to carry out this assessment.

2.7 In relation to the Panel being broadly in favour of the retention of the building, the advice that follows in the remainder of this report is provided if its demolition can be accepted through the SHEP tests and via meeting policy requirements.

2.8 It may be possible to retain features of the existing building. Such an approach can be very challenging. It is recognised that some designs which have involved partial demolition have not been successful. However, partial retention, if carried out well, could provide a compromise between full demolition and full retention. In developing the proposals, the merits of this possibility should be explored.

3 Design quality

3.1 *If it is accepted that the building can be demolished, it is essential that the design of the replacement buildings is of the exceptional quality. It is not clear from the information presented that the current proposal demonstrates this quality. At the very least, any proposal should equal the character and vitality of the architecture of the listed building and aim to contribute positively towards the identity of the area.*

3.2 *The history of the listed building is important. It may be possible for the design to recognise this through echoing aspects of the listed building's design. In doing this, care needs to be taken to avoid creating an architectural pastiche.*

3.3 *The design quality of the proposal as a whole will be made not only by the buildings but by their layout, the design of streets, spaces and landscape as well as by the level of security that is achieved in the site.*

4 Permeability / streetscape

4.1 *The notion of creating a pedestrian and cycle friendly environment within the site is welcomed. This concept could be pushed further however. The north / south route to the western side of the main listed building could be improved for wider public benefit and use, for example by paving the crossings over the loop road at its north and south ends. The north / south street to the eastern side of the main listed building could be made less car dominant through refinement of its current design. This could be achieved for example by making it clearer that this has a pedestrian emphasis as set out in *Designing Streets* in relation to the east / west routes it connects to.*

4.2 *The public realm within and around the site has the potential to contribute towards the sense of place and to create a distinct character for the development. While it is acknowledged that elements of the wider development have already been carried out, the design may benefit from aspects of these being re-visited - particularly where these interface with the proposed development.*

4.3 *From a transport and urban design perspective, the connectivity of the proposal is supported, albeit this would benefit from further refinement within the site as set out above. This will enable residents to walk and cycle more easily and therefore reduce the need for car use. Recognition needs to be taken of the crime profile within the area and the problems that can be created by permeability. The former railway cycle path to the south of the site provides an attractive route of escape for criminals. There is therefore a tension between the positive aspects of permeability in relation to transport and urban design and the negative aspects in relation to crime. The design should seek to resolve this*

5 Courtyard / landscape

5.1 *The current proposal does have some similar spatial qualities to campus development.*

5.2 *The connectivity illustrated does create ambiguity in the distinction between what are public and private spaces. The design would benefit from greater consideration of how the public routes integrate with domestic spaces. The defensibility of space is important so there is a need for sufficient threshold between the buildings and the public routes. It is important that the potential for anti-social behaviour is designed out where possible. Further clarity about what is public and private is likely to help with this.*

5.3 *The quality of the microclimate within the interior of the courtyard is influenced strongly by the position and height of buildings. The east / west aligned block that is to*

the south of the proposal is likely to create significant overshadowing to the proposed courtyard that would be to the detriment of residential amenity. The overshadowing is likely to be most apparent with the low winter sun. Repositioning of this building, for example by rotating it through 90 degrees would help overcome this. In doing this it is recognised that the resulting building would be smaller in footprint than the current east / west aligned block. It may be possible to recover some of the floor area lost through adding height in other parts of the proposal.

5.4 Additional height could add visual interest to the proposal and thus contribute to its overall design quality.

5.5 Landscape maintenance will be important to the long term success of the development. How it is achieved should therefore be considered now.

6 Recommendations

6.1 The following recommendations are provided if it is concluded that the listed building can be demolished. These do not override the Panel's broad support for the retention of the listed building.

6.2 In developing the design the Panel supports the following aspects and therefore advocates that these should remain in the proposals:

- The permeability of the proposal, albeit with consideration of how to mitigate potentially adverse impacts in relation to crime.*
- The notion of creating a pedestrian and cycle friendly environment.*

6.3 In developing the design with the overall aim of achieving exceptional quality, the Panel suggests that the following matters should be addressed:

- Further consideration of the design of public realm.*
- Clarity on what is public and what is private space.*
- Whether a re-orientation of the east / west aligned southern block would have benefits for the microclimate and therefore amenity of residents.*
- Improvements to the design in relation to routes for pedestrians north and south through the site.*

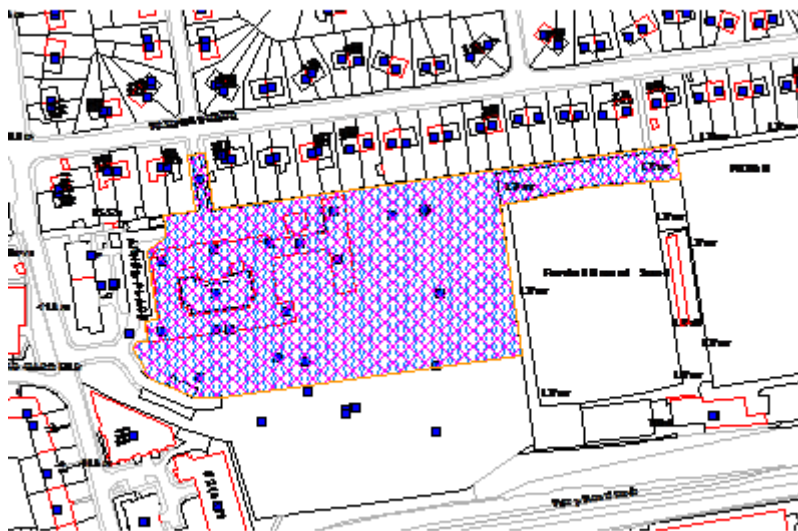
Historic Scotland

No response.

Granton Community Council

No response.

Location Plan



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