

**Listed Building Consent Application 05/01411/LBC
at
Waverley Steps
Edinburgh
EH2 2EH**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 05/01411/LBC, submitted by Network Rail Infrastructure Ltd. The application is for: **Interchange and access improvements to the steps, including provision of lifts and escalators and roof canopy, alteration to footbridge/steps within station at platform 19 (as amended).**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application relates to Waverley Steps and the north entrance to Waverley Station. The steps are located in the gap between the Princes Mall shopping centre and the Balmoral Hotel. The entrance to the station at the bottom of the steps has a stone archway and a large advertisement hoarding set over this entrance. There are a number of retail units located within the basement level of the Balmoral Hotel, and two access points linking into Princes Mall off the existing landing areas.

The interior of Waverley Station has a number of features of architectural and historic interest including the booking hall. Much of the station has been

altered with large freestanding retail units located on the concourse and inside the booking hall.

Waverley Station is category A listed (Item No. 2642) and is located within the Old Town Conservation Area and World Heritage Site. The steps are within the New Town Conservation Area. The Balmoral Hotel is category B listed (Item No. 2695) and is within the New Town Conservation Area and World Heritage Site.

Site history

The station has had a number of internal alterations in the past and has much of its original interior altered.

Listed building consent application pending consideration for re-profiling of platforms 12-19 and replacement of existing canopies with new.
05/02987/LBC

Listed building consent application pending consideration for two new platforms with stair/lift access and extension of former platform 3.
05/02989/LBC

Description of the Proposal

The amended proposals involve remodelling the existing steps to allow for the installation of new steps, up and down escalators, two passenger lifts and a glass canopy covering the new steps and escalators. An area on top of the existing Princes Mall will also be altered to accommodate access to the new lifts. The existing stone entrance arch and advert panel at the bottom of the steps will be removed to form an enlarged access point into the station.

The proposed glass canopy will be curved in profile and will be supported on 'structural trees' made of steel with stainless steel lattice trusses holding the glass panels in place. The lifts will also be constructed in glass with internal steel supports.

The proposals were amended to remove the proposed canopy from over the lifts and have this canopy covering the 'down' escalator only.

The proposed internal alterations include:

- Removing part of the existing upper walkway, supports and railings.
- Forming a new upper walkway with new steps and escalators. This new walkway will also allow access to a proposed platform next to the rear (south) elevation of the Balmoral Hotel. The new walkway will tie into the existing upper walkway and will have two bridges over the northernmost railway tracks.

- The proposed new walkway will be finished with stainless steel handrails, toughened glass panels with tiled surfaces finish. The new walkway will be supported on painted steel framing set on steel columns.
- New bi-folding door will be installed over the entrance at the bottom of Waverley Steps.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of consent;
- 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?

ASSESSMENT

To address the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

The proposed glass canopy has been designed so as not to touch the Balmoral Hotel and will follow the contours of the building profile. This will ensure that the fabric of the listed building is respected and no damage occurs to existing stonework. A small element of the west facade of the Balmoral at lower basement level will be affected due to the slightly different alignment of the new steps. This will have minimal impact on the overall facade and a condition is recommended to ensure this area is finished to match the remaining elevation.

The existing steps have been significantly altered over the years and currently have a textured concrete finish with modern handrails. The proposal to remove the steps is acceptable in principle. The proposed replacement steps will largely follow the profile of the existing steps with minor changes made to the steps and landing areas to rationalise their position. The formation of actual steps will retain this existing characteristic and allow this element of the listed building to be altered whilst allowing continued pedestrian access. The proposed structural supports will be set into the new steps and landing areas

and as this area will be completely renewed these supports will have no adverse impact on the character of the listed building.

The design of the proposed canopies and lifts are overtly modern and will be constructed using high quality modern materials, such as glass, steel and stainless steel. The design of the proposal is derived largely from the constraints of the site and has been detailed in a manner which addresses the requirements of inclusive access, whilst providing a high quality design solution using contemporary materials and adding visual interest to the streetscene. The design of the proposal will be sympathetic to the overall character of the listed building.

The existing stone entrance feature at the bottom of the steps will be removed to accommodate the new escalators and provide an enlarged opening into the station. The stonework of this feature is in a poor state of repair and its integrity has been compromised by the addition of cabling and signage. The removal of this feature is considered acceptable in this instance to allow an enhanced access to the station. A condition is recommended for this feature to be carefully removed and stored for future re-use.

The proposed internal alterations will see the removal of part of the existing upper walkway which provides a through link to Market Street with stairs down onto the station. The existing walkway has been much altered in the past with the wrought iron railings cover with glass and timber panels for safety reasons. The walkway is also obscured by X-girder trusses which support the structure and are located on the outside face of the railings. Although the existing walkway does retain some of its original character, it is acknowledged that for enhanced access to be provided this element requires significant alteration. The supporting information goes into detail on the requirements for its removal and as part of the comprehensive redevelopment of the station, the loss of this element of lesser significance if accepted. The proposed replacement walkway will be much lighter in appearance than the existing walkway through the use of less structure and glazed panels. This will help to open up this element of the station and provide a contemporary approach to the new access steps and escalators. A condition is recommended for the removed elements to be stored for future re-use.

In conclusion, it is acknowledged that the proposals will have some impact on the character of the listed building. However, this impact will be minimised through the current design solution and on balance, the proposals represent a design solution which will significantly enhance access to Waverley Station, will respect the character of the listed building.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

There are no other material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions requesting details of materials, repairs, recording by the Royal Commission and the stone portal, cast iron columns and railings being stored for future re-use.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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| Contact/tel | Damian McAfee on 0131 529 3529 (FAX 529 3717) |
| Ward affected | 34 - Holyrood |
| Local Plan | |
| Statutory Development Plan Provision | |
| Date registered | 26 May 2005 |
| Drawing numbers/ Scheme | 01, 03, 07, 12, 14, 16, 18-27 Scheme 2 |

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: martin.easson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: Waverley Steps
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EH2 2EH

Proposal: Interchange and access improvements to the steps, including provision of lifts and escalators and roof canopy, alteration to footbridge/steps within station at platform 19 (as amended).

Reference No: 05/01411/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 10 June 2005.

Three letters of representation were received.

The Scottish Civic Trust supported the principle of the proposals but objected to the southernmost canopy due to its impact on the Balmoral.

The Balmoral Hotel and a commercial unit located on Waverley Steps objected to the proposals on the following grounds:

- Adverse impact on setting and appearance of hotel and will obscure facade.
- Inappropriate materials, lighting and signage within the World Heritage Site.
- Loss of privacy and light within key public rooms of the hotel.
- Fails to take account of longer term redevelopment of station.
- Will set a precedent for development above street level.

The revised scheme was re-advertised on 9 September 2005.

Three letters of representation were received.

The Balmoral Hotel and two of the commercial units located on Waverley Steps objected on the following grounds:

- The revisions fail to address concerns.
- Detrimental impact on hotel and surrounding area.
- Non-materials objections were made regarding the impact on business.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site lies within the City Centre Retail Core: proposals for redevelopment should primarily provide for shopping uses of the Central Edinburgh Local Plan. Waverley Station is defined as an area of Major Development Opportunity, within the Mixed Activities Zone.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

Non-statutory guidelines 'ACCESS TO THE BUILT ENVIRONMENT' seek to ensure that development proposals and streetscape works take account of the needs of disabled people.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
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 Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
4. The areas on the west elevation of the Balmoral affected by the new steps shall be repaired/restored to match the original facade. Details of these areas and the proposed finish shall be submitted to and approved in writing to the Head of Planning and Strategy prior to the commencement of works.
5. The Royal Commission on the Ancient and Historical Monuments of Scotland shall be given access to the site, at any reasonable time in a period of at least three months from the date of this consent, for the purposes of recording the building, structure or other item of interest.
6. The existing stone portal, cast iron columns, and wrought iron railings shall be carefully removed and stored for future re-use. Details of the method proposed for their removal and storage should be submitted to and approved in writing by the Head of Planning and Strategy prior to work commencing on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to safeguard the character of the statutorily listed building.
5. In order to safeguard the interests of archaeological heritage.
6. In order to retain and/or protect important elements of the existing character and amenity of the site.

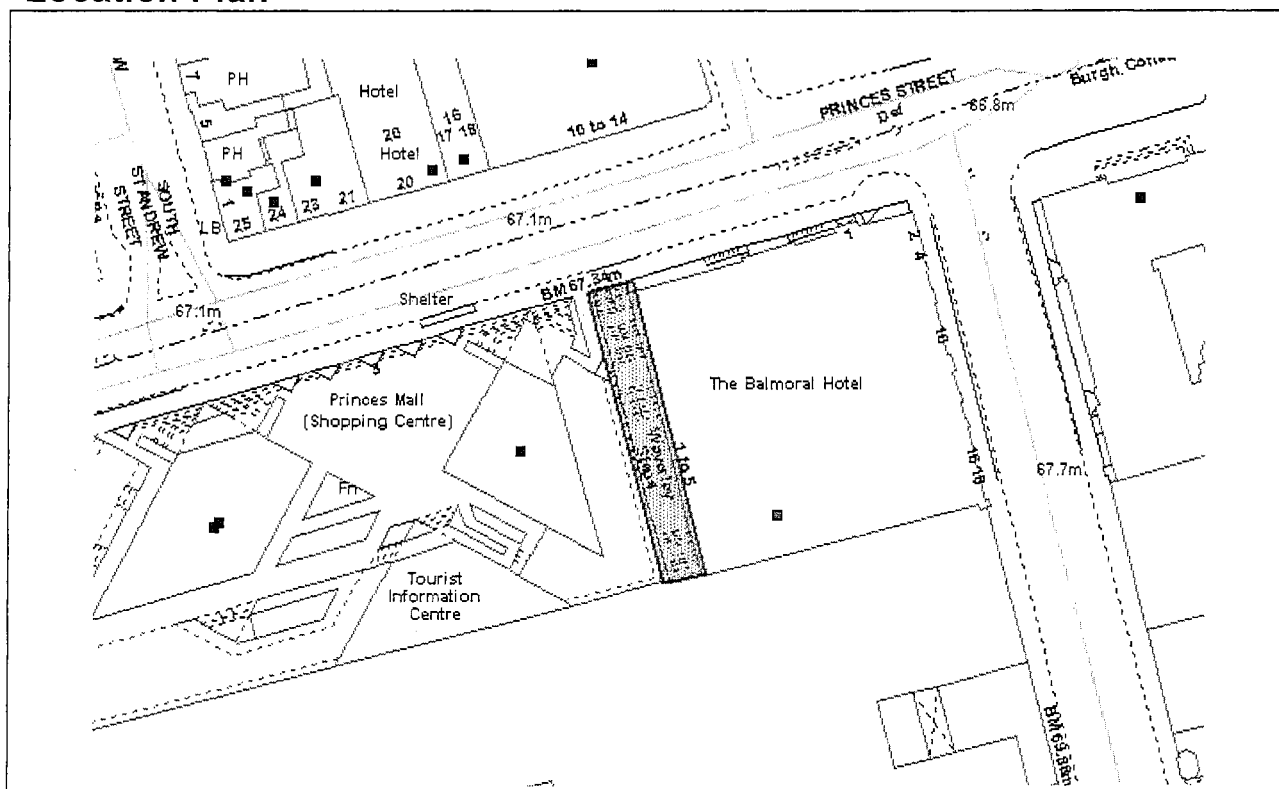
End

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Location Plan



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