

# Development Management Sub-Committee

Wednesday, 25 February 2015

**REPORT ON FORTHCOMING APPLICATION FROM CITY AND COUNTRY LTD AND CALA EVANS RESTORATION LTD TO CONVERT THE EXISTING CATEGORY A LISTED BUILDING AND GATE LODGES INTO RESIDENTIAL DWELLINGS, ERECT NEW-BUILD DWELLINGS TO THE NORTH OF THE SITE AND CONSTRUCT ASSOCIATED PARKING AND LANDSCAPING AT 1B WEST COATES, EDINBURGH, EH12 5JQ**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	A06 – Corstorphine/Murrayfield

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development for the conversion of the A listed former Donaldson's School building and associated gate lodges into residential dwellings, the erection of new-build dwellings to the north of the site and the construction of associated parking and landscaping at 1B West Coates, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 15/00090/PAN) on 12 January 2015.

## Links

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<b>Coalition pledges</b>	
<b>Council outcomes</b>	<a href="#">CO7</a> , <a href="#">CO19</a> , <a href="#">CO23</a>
<b>Single Outcome Agreement</b>	<a href="#">SO4</a>

# REPORT ON FORTHCOMING APPLICATION FROM CITY AND COUNTRY LTD AND CALA EVANS RESTORATION LTD TO CONVERT THE EXISTING CATEGORY A LISTED BUILDING AND GATE LODGES INTO RESIDENTIAL DWELLINGS, ERECT NEW-BUILD DWELLINGS TO THE NORTH OF THE SITE AND CONSTRUCT ASSOCIATED PARKING AND LANDSCAPING AT 1B WEST COATES, EDINBURGH, EH12 5JQ

## Recommendations

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**1.1** It is recommended that the Committee note the key issues at this stage and advise of any other issues.

## Background

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### 2.1 Site Description

The application property is Donaldson's College by William Henry Playfair, dating from 1842-52, with associated lodges, and boundary walls and gatepiers. The college is situated on the western edge of the city centre on the north side of West Coates bounded by Magdala Crescent to the east and Wester Coates Avenue to the west. The Water of Leith lies to the north of the site. The College is visually prominent, located on elevated ground on a major arterial route.

The main building with Chapel, fountain in the central courtyard, steps and balusters to the terraces, lodges, gatepiers and gates and boundary walls and railings are category A listed (Murrayfield Ward) and were listed on 25 February 1965 (LB Ref: 27971). The site is situated within the Coltbridge and Wester Coates Conservation Area and the World Heritage Site.

### 2.2 Site History

The relevant planning site history is:

21 June 2005 – Listed building consent granted for the conversion of the college to 63 residential apartments, involving external and internal alterations (application reference: 04/03624/LBC).

21 June 2005 - Conservation Area consent granted to demolish post-1948 ancillary buildings to main Playfair building (application reference: 04/03624/CON).

24 July 2007 – Planning permission granted for a change of use from college and sub-division to form 63 residential apartments, erect 72 new build residential flats, convert existing gatehouses to two individual dwellings and associated landscaping, parking provision and access (application reference: 04/03624/FUL).

17 December 2007 - Material variation granted to consent 04/03624/FUL to amend new - build element to form 64 no. dwellings instead of 72 no, with associated minor adjustments to build and to amend access to reconfigured underground parking (application reference: 07/04107/FUL).

23 April 2008 – Listed building consent granted to remove approximately 20m of south boundary wall with associated railings and four piers and one pier and one gate at south east entrance. Reinstatement walls, piers and gates on completion of site works. (As amended to retain SE entrance intact) (application reference: 08/00748/LBC).

21 January 2009 – Listed building consent granted for an amendment to original consent, reducing the number of proposed residential units from 65 to 49 dwellings, with associated adjustments to the built form, including external and internal alterations to the existing playfair building (as amended) (application reference: 08/02239/LBC).

## Main report

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### 3.1 Description of the Proposal

The proposal is for the conversion of the existing category A listed building and gate lodges into residential dwellings, the erection of new build dwellings to the north of the site and the construction of associated parking and landscaping at the former Donaldsons College (School for the Deaf).

### 3.2 Key Issues

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

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

The site is identified by the Edinburgh City Local Plan (ECLP) as part of an Urban Area as well as the front area being identified as Open Space. HOU1: Housing Development is relevant.

**b) the impact on the historic environment;**

The development will be assessed against policy ENV4, Listed buildings alterations and extensions. Policy ENV3, listed buildings setting and policy ENV6 conservation area development.

**c) the design and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;**

The layout and design of the proposed development will be required to comply with the requirements of the Edinburgh Design Guidance.

A design and access statement will accompany the application.

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

The proposals should have regard to transport policy in the Edinburgh City Local Plan and Designing Streets. Consideration will be given to the impact on local road traffic flows and accessibility by public transport. Pedestrian safety will be assessed. The application will be supported by Transport information.

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

The applicant will be required to submit sufficient information to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity.

In order to assess the environmental impacts of the proposal, the following information will be required:

- Surface Water Management information;
- Noise information;
- Site Investigation information;
- Archaeological Evaluation;
- Landscaping details;
- Sustainability Statement;
- Flood risk information; and
- Air Quality information.

### **3.3 Conclusion**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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4.1 It is likely that the application will be subject to a legal agreement.

## Risk, policy, compliance and governance impact

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5.1 Provided planning applications are determined in accordance with statutory legislation, the risk is low.

## Equalities impact

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

## Sustainability impact

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

## Consultation and engagement

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8.1 The Proposal of Application Notice (reference 15/00090/PAN) outlined two public events to be held at APEX Hotel, Haymarket between 4pm and 8pm on Tuesday 3 February and Thursday 19 March 2015.

The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## Background reading/external references

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- To view details of the Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

### David R Leslie

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## Links

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### **Coalition pledges**

### **Council outcomes**

CO7 Edinburgh draws new investment in development and regeneration.

CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

### **Single Outcome Agreement**

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

### **Appendices**

Location Plan

# Location Plan

