

Development Management Sub-Committee

Wednesday, 25 February 2015

REPORT FOR FORTHCOMING APPLICATION BY DUDDINGSTON HOUSE PROPERITES LTD/URBANIST HOTELS LTD FOR PLANNING PERMISSION FOR CHANGE OF USE, ALTERATIONS TO AND RESTORATION OF PRINCIPAL FORMER ROYAL HIGH SCHOOL BUILDING AND PAVILIONS (ORIGINAL THOMAS HAMILTON DESIGNED SCHOOL BUILDINGS), DEMOLITION OF ANCILLARY BUILDINGS, INCLUDING THE FORMER GYMNASIUM AND GATEHOUSE, NEW BUILD DEVELOPMENT, NEW/IMPROVED PEDESTRIAN AND VEHICLE ACCESS, LANDSCAPING, PARKING AND PUBLIC REALM WORKS TO CREATE A WORLD CLASS HOTEL OF INTERNATIONAL STANDING AT NEW PARLIAMENT HOUSE, 5-7 REGENT ROAD, EDINBURGH

Item number	9.2
Report number	
Wards	A09 – City Centre

Summary

The purpose of the report is to inform the Development Management Sub Committee of a forthcoming planning application for change of use, alterations to and restoration of principal Former Royal High School building and pavilions (original Thomas Hamilton designed school buildings), demolition of ancillary buildings, including the former gymnasium and gatehouse, new build development, new/improved pedestrian and vehicle access, landscaping, parking and public realm works to create a 'world class hotel of international standing'. New Parliament House, 5 - 7 Regent Road, Edinburgh EH7 5BL (reference; 15/00223/PAN) on 21 January 2015.

Links

Coalition pledges	
Council outcomes	CO7 , CO19 , CO23
Single Outcome Agreement	SO4

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Recommendations

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

Background

2.1 Site Description

The application site is the former Royal High School with its grounds and ancillary buildings, including a strip of public open space and part of the public walkway on the northern edge of Calton Hill. The site is located at a prominent, elevated position on the north side of Regent Road on Calton Hill.

The primary building is category 'A' listed, and was designed in the Greek revival style by Thomas Hamilton, in 1825 - 1829. It is composed of a powerful symmetrical grouping of 'the principal Doric temple-pavilion, with flanking colonnades and subsidiary temples'.

The listed building group also includes a gate lodge on the north west side of the site (built in 1885) and a classical style, classroom block (built in 1894) to the north east of the main building. The northern boundary of the former school grounds is bounded by a deep retaining wall which is also listed. This wall runs alongside the public walkway on Calton Hill, part of which is included within the site area.

An area of informal landscaping, including small trees and shrubs, is located at the western end of the site next to the entrance to the old school and the walkway to Calton Hill.

The public park on Calton Hill, lies to the north of the site, with a small strip being included within the site boundary. This park is a Site of Special Scientific Interest and is included in the Historic Scotland Inventory of Gardens Designed Landscapes. It contains a collection of monuments, including the category A listed, National Monument, Observatory and the Stewart monument designed by William Playfair and the Robert Burns monument, designed by Thomas Hamilton. The category A listed terrace of buildings on Royal Terrace is situated immediately to the east of the site and the category A listed, St Andrews House is located to the south east, on the opposite side of Regent Road.

The site is located in the New Town Conservation Area and the Old and New Towns of Edinburgh World Heritage Site.

2.2 Site History

Alterations to interior of building, including works to allow for the formation of a debating chamber in the principal building, carried out in 1970's.

December 1999 - Planning permission granted for alterations to form temporary district courts including the erection of a portacabin (99/3131/CEC).

March 2000 - Listed Building Consent approved for alterations to form temporary district courts including the erection of a portacabin (99/3131/CEL).

July 2002 & March 2004 - Planning permission granted for the erection of a temporary portacabin (02/00072/CEC& 04/00135/FUL).

Main report

3.1 Description of the Proposal

An application will be submitted for planning permission and change of use, alterations to and restoration of principal former Royal High School building and pavilions (original Thomas Hamilton designed school buildings), demolition of ancillary buildings, including the former gymnasium and gatehouse, new build development, new/improved pedestrian and vehicle access, landscaping, parking and public realm works to create 'a world class hotel of international standing'.

3.2 Key Issues

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

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

Within the adopted Edinburgh City Local Plan (ECLP) and the Second Proposed Edinburgh Local Development Plan (LDP), the site is located in the Central Area. The suitability of the proposed use in this area will therefore require to be assessed against policy Ca1 of the ECLP and Del 3 of the LDP (Development in the Central Area), as well as the provisions of Policy Emp 5 of the ECLP and policy Emp 10 of the LDP (proposed hotel uses).

b) the impact on the historic environment;

The development will be assessed against policies Env4 (Listed buildings, alterations and extensions), Policy ENV3, (Setting of Listed Buildings) and policies Env 5 and Env6 (Demolition and development in Conservation Areas) as well as policy Env1 (Development in the World Heritage Site) of the ECLP.

The suitability of the proposals in relation to its conservation area location, the impact of the development on listed buildings and their setting, the setting of monuments on Calton Hill and the Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage Site will require to be demonstrated.

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

The proposals will come forward as a detailed application. In addition to information which will come forward as part of an Environmental Impact Assessment, a Design and Access Statement will accompany the application.

The proposed development will be assessed under the relevant design policies of the ECLP and the LDP, as well as the provisions of the Edinburgh Design Guidance.

d) the proposals safeguard the site's landscaped setting and natural heritage values;

The proposals will be required to demonstrate how it is intended to safeguard the character and special qualities of the Designed Landscape and Candidate Special Landscape Area at Calton Hill, as well as important views of this landscape, in accordance with policies Env 7 (Development on Sites recorded on the Inventory Historic Gardens and Designed Landscapes) and Env 11 (Development on proposed Special Landscape Areas) of the LDP.

The proposals will also require consideration in terms of their impact on the natural environment, including effects on geological features and nature conservation, under policies Env 14 (Development affecting Sites of National Importance) and Env 15 (Development affecting Sites of Local Importance for Nature Conservation) of the ECLP and the LDP, owing to the site's close proximity and partial inclusion within a Site of Special Scientific Interest and Local Nature Conservation Site.

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

The application should have regard to transport policies of the ECLP, and the LDP. Transport information will be required to support the proposal.

The proposals for improvements to the public realm will be required to take account of the Council's proposals to install a family cycle network on Regent Road.

f) there are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including:

- Design and Access Statement;
- Planning Statement;
- Pre-application Consultation Report;
- Environmental Impact Assessment, including assessment of impacts on historic environment, landscape and natural heritage;
- Sustainability Statement;
- Noise Assessment;
- Flood Risk and Surface Water Management Information;
- Air Quality Assessment (depending on proposed parking numbers);
- Archaeological information; and
- Conservation Plan.

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

- 4.1 It is likely that the application will be subject to a legal agreement. The Council needs to note the Council's interest by a way of a capital receipt that will be obtained on the disposal of the property to the prospective applicant, as previously reported to the Finance and Resources Committee.

Risk, policy, compliance and governance impact

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

Equalities impact

- 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

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

Consultation and engagement

- 8.1 The Proposal of Application Notice (reference 15/00223/PAN), outlined a public event to be held on 6 and 7 February 2015 and 5 and 6 March 2015 at the former Royal High School.

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

Background reading/external references

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

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Links

Coalition pledges	40. Work with Edinburgh World Heritage and other stakeholders to conserve the city's built heritage.
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

