

Development Management Sub Committee

Wednesday 25 March 2015

**Application for Planning Permission 14/04674/FUL
At 46 - 56 Buccleuch Street Edinburgh EH8 9LP, 7, 9, 10, 11 &
12 Meadow Lane Edinburgh EH8 9NR,
Proposed development of student residential
accommodation (incorporating demolition of garage/
workshop units) with associated ancillary uses and amenity
spaces.**

Item number	6.1
Report number	
Wards	A15 - Southside/Newington

Summary

The application complies with the Development Plan and Edinburgh Planning Guidelines. The proposal is compatible with the neighbouring land uses. The proposal is in accordance with the Local Plan and non-statutory guidelines. The proposal would have a positive impact on the character and appearance of the conservation area and will compliment the local environment by virtue of design.

Links

Policies and guidance for this application	NSG, NSGD02, NSGSTU, LPC, CITE3, CITE4, CITE2, CITE6, CITE5, CITD1, CITD3, CITD6, CITH10,
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Report

Application for Planning Permission 14/04674/FUL At 46 - 56 Buccleuch Street Edinburgh EH8 9LP, 7, 9, 10, 11 & 12 Meadow Lane Edinburgh EH8 9NR, Proposed development of student residential accommodation (incorporating demolition of garage/ workshop units) with associated ancillary uses and amenity spaces.

Recommendations

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

Background

2.1 Site description

Meadow Lane is located in the south side of the city centre, to the south of Buccleuch Place and is located within the University of Edinburgh's city campus which centres around George Square and forms part of the South Side Conservation Area.

The site area is 0.46ha and is bordered by listed buildings to the north, tenements to the East, University buildings to the west and by Hope Park Square and Archers Hall to the South.

The site is made up of the curtilage of two sets of listed buildings: 1-6 and 7-13 Buccleuch Place. These two blocks are divided by Buccleuch Place Lane which connects Buccleuch Place with Meadow Lane, leading to the Meadows park. There is convenient access to local services, amenity spaces and the University's main educational and administrative facilities as well as to the city centre.

1-6 Buccleuch Place is a tenement block located to the north of the site. The block is made up of 3 category B listed buildings, listed on 14.12.1970 (Ref 1-3 Buccleuch Place (LB Ref: 28379), 4 Buccleuch Place (LB Ref: 28380), 5 and 6 Buccleuch Place (LB Ref: 28381). The block turns at Buccleuch Street where the tenements on Buccleuch Street are also B listed. Buccleuch Place is a 4-storey tenement building with an attic and a basement level.

Within the part of the site that relates to 1-6 Buccleuch Place, there are a number of larger and higher garages. These replaced a row of coach houses which historically ran along Meadow Lane. The garages extend towards the centre of the site into an area of hard standing, which was formerly occupied by gardens. Studies of historical plans have shown that all of the garages were built in the first half of the 20th Century, making these buildings listed by virtue of sitting within the curtilage of the listed Buccleuch Place buildings and pre dating 1948. Another element within the site is a single storey office building built in the 1960s.

7-13 Buccleuch Place is a tenemental block made up of four listed category B listed buildings, listed on 14.12.1970 (Ref: 7 Buccleuch Place (LB Ref: 28382), 8 Buccleuch Place (LB Ref: 28383), 9,10,11 Buccleuch Place (LB Ref: 28384) and 12,13 Buccleuch Place (LB Ref: 28385). The tenement block is a four storey building, with basement and attic accommodation.

Currently, the part of the site that relates to 7-13 Buccleuch Place is used as a car park by the University of Edinburgh. The wall to Meadow Lane, is a significant stretch of historic fabric providing a robust edge to the historic street.

Within the site there are also two stone coach houses with slate roofs. These are both listed by virtue of pre-dating 1948 and being within the curtilage of the listed buildings on Buccleuch Place.

This application site is located within the Southside Conservation Area.

2.2 Site History

9 January 2015 - Listed building consent granted at 1-13 Buccleuch Place for internal/external refurbishment with new rooflights; replacement/reinstatement of selected windows; door replacement/improvement; installation of new kitchens/bathrooms, installation/demolition of partitions for layout amendments, replacement of existing services with new service extracts/drainage pipes, redecorating (application reference: 14/02523/LBC).

17 February 2015 - planning permission granted at Buccleuch Place for a change-of-use of 1-6 and 7-13 Buccleuch Place, (excluding flats 4F2 2, 4F5 2, 1F2 5 + 1F1 8, Buccleuch Place) from education to managed student residential use. Internal/external refurbishment. (as amended)(application reference: 14/02521/FUL).

27 November 2014 - Listed building consent application for proposed development of student residential accommodation (incorporating demolition of garage/workshop units) with associated ancillary uses and amenity spaces (application reference 14/04921/LBC) is pending consideration.

13 November 2014 - Conservation area consent application for substantial demolition in a conservation area (application reference 14/04682/CON) is pending consideration.

Main report

3.1 Description Of The Proposal

The proposed development would involve demolition of the majority of existing lane buildings and the construction of a student development consisting of 138 rooms with ancillary uses and amenity spaces.

There are three main building elements to the proposals. The development of a new 5 storey tenement style block, with additional block to the rear, facing on to Buccleuch Street, new buildings proposed to be developed along Meadow Lane and a new communal facility within the grounds of 1-6 Buccleuch Place.

The proposed new tenement style block would be run from the gable of the existing tenement on Buccleuch Street to the corner of Meadow Lane. This building would be a contemporary take on a traditional tenement block and would be constructed using natural stone, glass and zinc. The buildings depth would be greater than the existing adjacent tenement.

The proposed development along Meadow Lane features new build on the western half of the site and replacement buildings on the eastern half. To the west the one and a half storey façade integrates with the existing stone boundary wall and mews building. The buildings would be constructed using vertical timber clad walls with a zinc clad pitched roof and would be set back from the existing stone wall. To the rear the buildings would be a mixture of stone, brick and timber cladding.

To the east a two and a half storey façade would integrate the bedroom windows, vertical and horizontal ashlar stone bands with rubble stone and vertical timber infill. It should also be noted that a gate with vertical timber panels links the two and a half storey block and the five and a half storey gable end.

Supporting Information

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

- Planning Statement;
- Design and Access Statement;
- Sustainability Statement;
- Pre-application Consultation Report;
- Tree Survey;
- Bat Survey;
- Daylight, Sunlight and Privacy Report;
- Ecology Report;
- Noise Impact Assessment; and
- Statement of drainage and Flood Risk.

3.2 Determining Issues

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

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?

3.3 Assessment

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

- (a) the principle of the development is acceptable;
- (b) the proposals preserve or enhance the character and appearance of the conservation area and setting of the neighbouring listed buildings;
- (c) the proposed scale, design and materials are acceptable;
- (d) the proposal is acceptable in terms of the impact on the amenity of neighbours;
- (e) the proposal is acceptable in terms of road safety, parking and drainage;
- (f) the proposal meets sustainability criteria;
- (g) there are any other material issues;
- (h) the proposal is acceptable in terms of equalities and human rights; and
- (i) material representations have been addressed.

a) Principle of Development

The adopted Edinburgh City Local Plan Proposals Map identifies the site as lying within the Urban Area in which the plan supports a range of uses in principle, including student housing. The site also lies within the Edinburgh University campus as identified by the non-statutory guidance on Student Housing.

Part a) of policy Hou 10 requires that the location of student housing is appropriate in relation to access to public transport and university facilities. The application site is within a short walking distance of Edinburgh University being located on campus and in close proximity to George Square. The site also has good access to public transport routes being in close proximity to main arterial routes in and out of the city.

This development therefore complies with part a) of policy Hou 10 in relation to student housing.

With regard to clause b), the non-statutory guidance on Student Housing states that '*in and adjacent to main campuses further student housing will generally be acceptable*'. The site lies within the Central campus of the University and as such, in accord with the Student Housing Guideline, there is no limitation on the number of student residences in this location.

Policy Hou 8 of the emerging Edinburgh Local Development Plan Second Proposed Plan is also of relevance and supports in principle purpose built student accommodation in this location.

b) Conservation Area and listed buildings

The South Side Conservation Area Character Appraisal identifies that *the area is large and diverse with a rich mixture of historical periods and stages of development. The mixed residential and commercial buildings of the South Side consist mostly of 4-6 storeys constructed of stone with pitch, slated roofs. A characteristic of the South Side is the use of wallhead gables in the early Georgian Vernacular tenements. The uniformity of building heights provides a background against which important features of the City stand out. The proximity of Arthur's Seat, Salisbury Crags and the Old Town Ridge allows views and glimpses from a large number of points throughout the conservation area. The city skyline of the South Side and its landmarks are particularly distinctive.*

The unlisted building does not make a positive contribution to the conservation area. The demolition of this unlisted building is being assessed under application 14/04682/CON. As such its demolition is acceptable with regard to policy Env 5.

The demolition of the listed buildings along Meadow Lane is being assessed under application 14/04961/LBC. These buildings are listed by virtue of being curtilage buildings of the listed Buccleuch Place buildings and pre-dating 1948. Historic Scotland do not object to their loss and consider that their scale and use of materials could be echoed in the new development. This is the case with the design creating a mews character. Historic Scotland's response on the application for listed building consent is contained in the appendix to this report. An informative is recommended highlighting that listed building consent and conservation area consent will be required for demolition. These applications are pending consideration.

There are two distinct characteristics to this part of the South Side Conservation Area. Along Buccleuch Street exists a strong urban form of tenement blocks of typically 4-6 storeys in height. Meadow Lane, however, is a quiet street with buildings of, roughly, mews scale on the south east edge of the site and a strong, historic boundary wall running along the south west edge of the site.

The development addresses both these distinct characteristics by proposing buildings that echo the relative scale, height, massing and design of Buccleuch Street and Meadow Lane and that combine together to create a strong new corner where the streets meet.

The block proposed for Buccleuch Street would match the scale, height and character of the existing tenement. The building is detailed in a contemporary way with sandstone cladding and zinc roof. The materials compliment the character of the area and help reinforce the appearance of the building as a modern interpretation of a tenement block.

The buildings proposed along Meadow Lane would be, roughly, in keeping with the size and scale of existing buildings. On the south east edge of the site the buildings would be a mix of two and three storey buildings whilst along the south west edge the buildings would be contained behind the existing stone wall and would be two storeys in height.

The materials proposed and design of the buildings would enhance the character and appearance of the conservation area, enlivening street activity on both Buccleuch Street and Meadow Lane whilst respecting the differing urban characteristics of the streets.

The proposed new communal building would be a more contemporary design, with a curtain wall system. Sitting behind the existing stone boundary wall, the impact on the conservation area would be minimal preserving the special character of the area.

With regards to the setting of the listed buildings, the height of the proposed new development on Meadow Lane is such that it respects the historic setting of not only the Buccleuch Place tenements but also Archer's Hall. The new tenement block, though five storeys in height would have only a minimal impact on the surrounding historic environment and would not obscure views to or from the listed buildings. Overall, the new development would strengthen the edges of the site and enhance the setting of the listed buildings and would enhance the character and appearance of the conservation area in compliance with policy Env 6.

c) Design

In assessing the scale and form of the proposal, policies Des 1 and Des 3 of the adopted local plan, as well as the Edinburgh Design Guidance, provide a robust framework for assessing design quality.

Policy Des 1 states that planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a high quality, sustainable living environment. In terms of policy Des 1, the surrounding built environment is a legible urban form with high quality materials. The layout of the proposed development contributes towards the legible urban form by forming a strong frontage onto Buccleuch Street and along Meadow Lane. The design of the proposed frontage demonstrates a clear design concept where the architecture includes strong contemporary elements and this is appropriate in its context. The proposed mews scale of development helps to enhance the historic cobbled street whilst a tenemental scale on Buccleuch Street is in keeping with the historic street.

Policy Des 3 states that developments should have a positive impact on their setting having regard to the positioning of buildings on the site, their height, scale and form, materials and detailing and wider townscape and impact on views. In assessing the development against this policy, the positioning of the buildings is appropriate in creating a strong frontage. The height of the building on Buccleuch Street is in keeping with the existing tenements whilst the buildings on Meadow Lane retain the existing character of the street. The windows along Buccleuch Street and Meadow Lane provide an adequate active frontage.

The layout of the site includes discreet cycle storage, to the rear of 7-13 Buccleuch Place and has strong green elements which would replace the current car parking and help enhance the site. Although not accurate reflections of the historic garden layout, the proposed landscaping would represent a significant improvement on what currently exists.

In conclusion, the impact of the development on its setting has been thoroughly assessed and the redevelopment of the site will not have a detrimental impact on the setting and wider townscape. The design and materials of the development are of a high quality and the development accords with policies Des1 and Des3.

d) Residential Amenity

Policy Des 3 states that the amenity of occupiers or neighbours should not be materially harmed by effects on privacy, daylight, sunlight or immediate outlook.

There are a number of objections relating to noise generated by students. The Council's strategy of supporting the development of purpose built student accommodation, in appropriate locations, is intended to help resolve the historic problems of students located in mainstream accommodation. The proposed use is considered compatible with the neighbouring uses and issues of anti-social behaviour fall out with the remit of the Planning Authority. There are sufficient other controls in place to resolve these matters.

Objection has been raised regarding the sub-station. This is located in one of the existing coach houses and is sufficiently far away from existing residential properties as to have no adverse impact.

Environmental Assessment has requested information about where the existing kitchen extract serving the neighbouring pub terminates. However, this is not considered to be reasonable in planning terms as the pub is located below and to the side of existing residential uses and the student accommodation. In addition, the requests for conditions relating to glazing are not considered reasonable because this will be controlled through the building standards process and the relevant building regulations.

With regards to daylighting, sunlighting and privacy, the main impact relates to the daylight to the rear elevation of the Buccleuch Street tenement block where the new building and old tenement meet. The amount of daylight reaching an external wall is measured by Vertical Sky Component (VSC). The Council seek this to be more than 27% or 0.8 of its former value. In this case, 5 points at the boundary with the proposed building have reductions greater than 20% of the former VSC. As such, the applicant has undertaken an Average Daylight Factor (ADF) calculation. This more detailed assessment considers the daylighting in affected rooms. The applicant has assessed the worst affected room. It has been found to be greater than 2%. This is above the Council's minimum requirement. This show the proposals are acceptable with regards to daylight.

e) Traffic and Road Safety

No car parking is proposed within the development and there is no requirement for car parking at this location for student housing.

Adequate secure cycle parking is provided.

Overall, in terms of road safety, the proposal is acceptable. Transport has no objections to the proposals on road safety grounds subject to a suitable legal agreement being concluded.

f) Sustainability

The applicant has completed a S1 sustainability form and the development accords with the requirements of the Edinburgh Design Guidance.

g) Other Material Issues

Site Survey

Given the existing and former use of the land, a condition is recommended to secure a site survey and, if necessary, remediation measures in relation to potential contamination. Although some work has been undertaken in this regard, further investigation is required.

Archaeology

The scheme will see the demolition of a number of garage and workshop units which may include elements of Georgian/Victorian coach houses (associated with the Buccleuch Street tenements) and significant ground breaking works associated with the construction of the new student accommodation. The loss of these outbuilding and impact upon potential buried remains is considered as having an overall moderate archaeological impact. Accordingly it is essential that a suitable programme of archaeological works are undertaken prior to and during development. This will require the undertaking of both a Level 2 historic building survey of the surviving buildings prior to/during their demolition linked to a phased programme of archaeological excavation. It is envisaged that the first phase will be an archaeological evaluation (10%), the results of which will help determine the scope of any subsequent mitigation phases including preservation insitu.

Security

Police Scotland has indicated that there is a substantial amount of student accommodation in Edinburgh and they are regularly targeted by housebreakers. They recommend that there should be good natural surveillance across the central courtyards of the property, that the cycle storage on site is within a solid structure with good locks and doors and that appropriate lighting columns are introduced.

The proposal is acceptable in terms of safety and security subject to the informatives attached.

Impact on Trees

A number of trees are proposed to be removed. The loss of the trees is acceptable as the trees are not considered to be great significance and will be offset by the proposed new planting and landscaping proposals. At present, the rear areas of the two sites are dominated by car parking for the University which will be replaced by landscaped, garden areas representing a significant improvement on what currently exists. However, a detailed landscape plan is required prior to work commencing on site along with details of mitigation planting proposed. A condition is attached to ensure that this information is submitted and approved.

In addition, tree protection information, missing from the submitted tree survey, is required to be submitted and approved prior to work commencing on site.

Biodiversity

There is no objection to the proposals in relation to any Natural Environment policies. The proposals will result in the loss of small areas of vegetation which will have a minimal impact on local biodiversity. However, a number of measures are suggested for the enhancement of biodiversity. These include the retention of mature trees and shrubberies, the erection of bird boxes and semi mature trees and the erection of bat boxes.

Drainage and Infrastructure

Details of drainage and SUDS have been provided. An informative is recommended in order to secure adequate drainage within the site.

h) Equalities and Human Rights

The proposals have been assessed in terms of equalities and human rights.

The proposals have been prepared to ensure that the individual buildings are designed to be legible and easy to navigate, with clear site lines from one space to another. The design ensures that the building and adjacent urban spaces are accessible to users with mobility, hearing and visual impairments.

The following access issues have been incorporated into the proposals:

- Access-friendly approach to the entrances of all buildings;
- Accessible thresholds and ramps to enable wheelchair access;
- External slopes are restricted to a gradient of less than 1:20;
- Provision of enhanced DDA rooms;
- The lighting design, signage and use of colour in the urban realm will ensure that it is easily navigable for the partially sighted;
- Entrances to buildings are level, well-lit and free of obstructions;
- Balustrades throughout the public realm and the building are incorporated where necessary; and
- Internal circulation is designed to accommodate the requirements of wheelchair users, incorporating temporary waiting spaces for use in emergency situations.

i) Material representations

- Excessive amount of student housing in the South Side - addressed in section 3.3a);
- Contrary to housing policy - addressed in section 3.3a);
- Unacceptable demolition of buildings in a conservation area - addressed in section 3.3b);
- Inappropriate width of the building on Buccleuch Street - addressed in section 3.3b);
- Impact on daylight, sunlight and privacy - addressed in section 3.3c);

- Increased impact of noise and litter - addressed in section 3.3d);
- Inappropriate siting of a sub-station - addressed in section 3.3d); and
- Lack of parking provision - addressed in section 3.3e).

Community Council

There have been no representations from the Community Council.

Conclusion

In conclusion, the student accommodation is compatible with the neighbouring land uses. The proposal is in accordance with the Local Plan and non-statutory guidelines. The proposal would have a positive impact on the character and appearance of the conservation area and will compliment the local environment by virtue of its design.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, 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.
2. Sample/s of the proposed shall be submitted to and approved in writing by the Planning Authority prior to construction work related to the new buildings commences.
3. 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.

4. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before construction work relating to the new buildings commences. Landscaping to be completed within the first planting season following the occupation of the development.
5. Prior to commencement of development, tree protection information shall be submitted to and approved in writing by the Planning Authority.

Reasons:-

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

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. Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to:
 - contribute a sum to progress a suitable order to stop up sections of Buccleuch Street;
 - contribute a sum to progress the necessary traffic order to designate disabled person parking places; and
 - submit a Draft Travel Plan prior to the first occupation of the development and a Final Travel Plan within 12 months of that date.
3. Flood prevention and drainage work relating to the site will be fully implemented in accordance with the details set out in the Engineering Support Information (Statement on Drainage, SUDS, Flood Risk, Contamination and Transport).
4. 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.

5. 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.
6. The applicant will not be eligible for residential parking permits for each new property in accordance with Transport and Environment Committee decision of June 2013.
7. Listed building consent and conservation area consent will be required for demolition.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

7.1 The sustainability impact has been assessed as follows:

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

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 21 November 2014. 72 letters of representation were received, all objections. These included comments from The Cockburn Association, The Architectural Heritage Society for Scotland, The Southside Association and Shiela Gilmore MP. The letters of representation raised the following material issues:

- Unacceptable demolition of buildings in a conservation area;
- Excessive amount of student housing in the South Side;
- Contrary to housing policy;

- Impact on daylight, sunlight and privacy;
- Inappropriate width of the building on Buccleuch Street;
- Increased impact of noise and litter;
- Inappropriate siting of a sub-station; and
- Lack of parking provision.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The application site is located in an Urban Area in the Edinburgh City Local Plan

Date registered

13 November 2014

Drawing numbers/Scheme

1-3, 4A-8A, 9-10, 11A-13A, 14, 15A-16A, 17- 19 and 21A,

Scheme 2

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Links - Policies

Relevant Policies:

Relevant Non-Statutory Guidelines

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

Non-statutory guidelines Student Housing Guidance interprets local plan policy, supporting student housing proposals in accessible locations provided that they will not result in an excessive concentration.

Relevant policies of the Edinburgh City Local Plan.

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

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

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

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

Policy Hou 10 (Student Housing) supports provision of student housing on suitable sites.

Appendix 1

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Consultations

Archaeology

As stated in the applications accompanying Desk-based assessment (DBA) by Addyman Archaeology, the site historically occurs on the late/post-medieval route into Edinburgh's Potterrow, an important suburb extending across the southern side of the medieval town bounded to the South by the Burgh Loch, now drained forming the Meadows. This area had a tradition of industrial working however prior to the 17th century, the proposed development site was likely have been open farm land or orchards. The site appears not to have been significantly developed until the construction of the B-listed tenements along Buccleuch Place in the 1780's/90's, as part of James Brown's 1766 development Scheme.

Accordingly this site has been identified as occurring within an area of potential national archaeological significance. This application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan (2010) policy 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 scheme will see the demolition of a number of garage and workshop units which may include elements of Georgian/Victorian coach houses (associated with the Buccleugh St tenements) and significant ground breaking works associated with the construction of the new student accommodation. The loss of these outbuilding and impact upon potential buried remains is considered as having an overall moderate archaeological impact. Accordingly it is essential that a suitable programme of archaeological works are undertaken prior to and during development. This will require the undertaking of both a Level 2 historic building survey of the surviving buildings prior to/during their demolition linked to a phased programme of archaeological excavation. It is envisaged that the first phase will be an archaeological evaluation (10%), the results of which will help determine the scope of any subsequent mitigation phases including preservation insitu.

It is recommended that the following condition be attached consent, if granted, to ensure that this programme of archaeological works is undertaken either prior to and/or during construction.

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

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Transportation

1. Consent should not be issued until the applicant has entered into a suitable legal agreement to:
 - a. contribute the sum of £2,000 to progress a suitable order to stop up sections of Buccleuch Street under Section 207 of the Town and Country Planning (Scotland) Act 1997. Note: the applicant should satisfy themselves that they have suitable land ownership rights for this section of road to enable the development to proceed. Services located under this section may require to be relocated at no cost to the Council;
 - b. contribute £2,000 to progress the necessary traffic order to designate disabled persons parking places if necessary. See 12. below;
 - c. submit a Draft Travel Plan prior to first occupation of the development and a Final Travel Plan within 12 months of that date;
2. The entrance on Buccleuch Street to be made up to footway at no expense to the Council;
3. The applicant should be advised that they will not be eligible for residential parking permits for each new property in accordance with Transport and Environment Committee decision of 4 June 2013. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7
4. Any sign mounted perpendicular to the building (i.e. overhanging the footway) must be mounted a minimum of 2.25m above the footway and 0.5m in from the carriageway edge to comply with Section 129(8) of the Roads (Scotland) Act 1984.
5. The City of Edinburgh Council acting as Roads Authority reserves the right under Section 93 of The Roads (Scotland) Act 1984 to adjust the intensity of any non-adopted lighting applicable to the application address.
6. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
7. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
8. Any gate or door must open inwards onto the property. It is noted that the doors on the existing garages open outwards onto the road. These should be modified such that any gate or gates open inwards onto the property;
9. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;

10. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadworks consent must be applied for and secured;

11. The works to form any footway crossing must be carried out in accordance with "Development Roads - Guidelines and Specification". See pages 5, 15 & 16 of http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders

12. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Head of Transport if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport;

Environmental Assessment

The application site is bordered by University buildings to the north, residential properties to the east, further University buildings to the west and by Hope Square and Archers Hall to the south.

The proposed student accommodation development will consist of 138 rooms with ancillary uses, no car parking, and amenity spaces. This will involve the construction of four new blocks to the south of the existing Buccleuch Place buildings, which are going to be refurbished.

There is a public house located on the south corner of the existing Buccleuch Street tenements. The public house has a ground floor bar and an upstairs space which is currently in use as a dining room, but has in the recent past been used as a function room, including for use as an Edinburgh Fringe Festival venue.

There are existing residential dwellings within the same tenement building directly above the public house, with windows facing east onto Buccleuch Street and facing west at the rear of the premises.

The proposed development will need to be built independently from the pub building so that noise transfer via the separating wall will be adequately controlled. The noise impact assessment states that a minimal 300mm gap between the gable wall of the new building and the gable wall of the pub will be required. The applicant has confirmed that this will be achieved with the latter being a substantial masonry construction. Environmental Assessment is satisfied that no further information or specific mitigation is required for this specific noise source.

Traffic noise will need to be mitigated in the form of upgraded acoustic glazing, conditions are recommended to ensure this is carried out.

Local Air Quality

Environmental Assessment are pleased that this is a car free development, however we will require further details on the proposed energy centre that is to be located in Block E.

Environmental Assessment advised the applicant that all energy centre must comply with the Clean Air Act 1993 and that Environmental Assessment will not support the use of biomass.

Contaminated Land

Due to the historic land use Environmental Assessment request that a condition is attached to ensure contaminated land is adequately investigated.

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

1. 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.

2. The following noise protection measures to the proposed development, as defined in the Sandy Brown 'Noise Impact Assessment' report (Ref 14023-R02-A), dated 28 October 2014.

- Glazing to Meadow Lane - Glazing units with a minimum insulation value of 6.8mm/16mm/4mm//18mm/4mm (inner pane/cavity/middle pane/cavity/outer pane) glazing should be installed for the external glazing on the Meadow Lane facade with Trickle vents capable of a sound reduction value of $D_{n,e,w} + C_{tr} \geq 43.5$ Db.

- Glazing to Buccleuch Street and part of Meadow Lane - Glazing units with a minimum insulation value of 8.8mm/12mm/4mm//14mm/8mm (inner pane/cavity/middle pane/cavity/outer pane) glazing should be installed for the external glazing on the Buccleuch Street and part of Meadow Lane facades with Trickle vents capable of a sound reduction value of $D_{n,e,w} + C_{tr} \geq 43.8$ dB

shall be carried out in full and completed prior to the development being occupied.

Informative

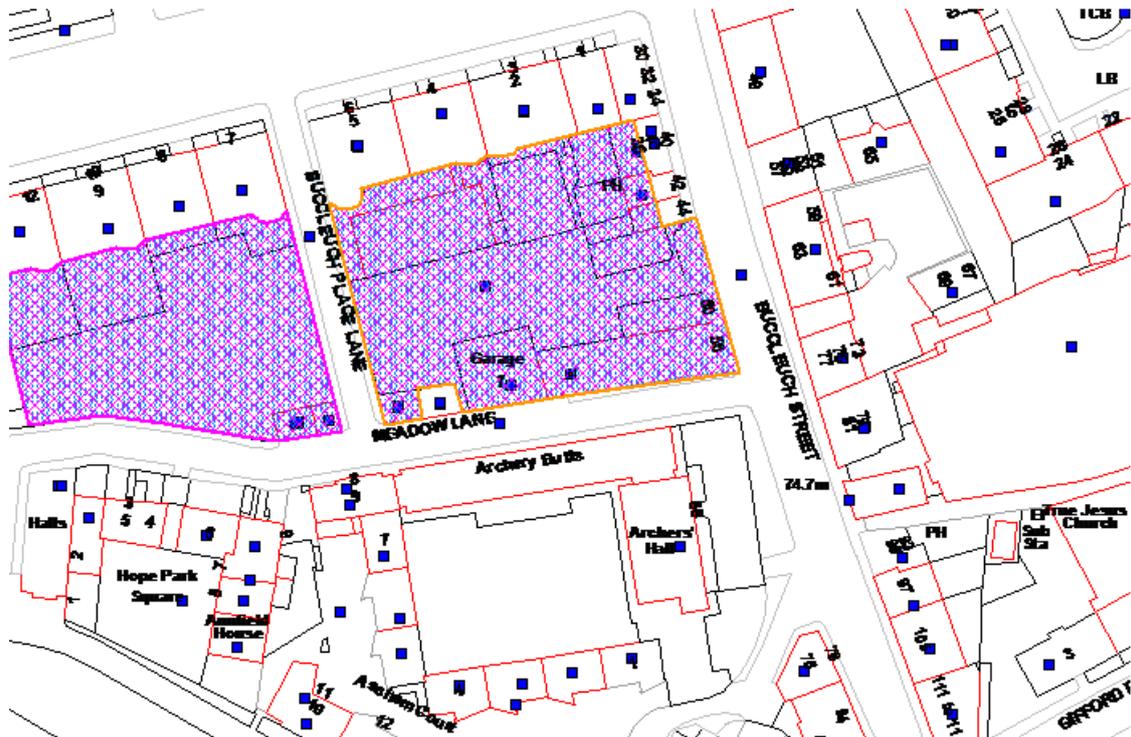
When available the applicant shall provide details of all the boilers to Environmental Assessment to ensure compliance with the Clean Air Act 1993.

Police Scotland

There is a substantial amount of student accommodation in Edinburgh and they are regularly targeted by housebreakers.

- It is crucial that there is good natural surveillance across the central courtyard areas from surrounding properties.
- It appears from the plans that all access to student flats is from the courtyard at the rear of the development. We are supportive of this, ideally with no through access to the perimeter.
- I note from the plan that the cycle storage is contained within development. Pedal cycles are a popular target for theft, therefore it is crucial that bicycles are stored within a solid structure with strong consideration given to the type of doors and locks used.
- Access to the development should be controlled where possible, to prevent the area being used as a thoroughfare for non-residents.
- Careful consideration should be given to landscaping the development, to ensure lines of sight are maintained and natural surveillance is optimised. Defensive planting should be included where appropriate.
- CCTV capable of obtaining identification quality images should be installed at the main entrances and exits to buildings. CCTV should also be provided in the courtyard areas to cover cycle storage and entry, exit and other vulnerable points.
- Lighting columns should be strategically placed throughout the development to provide an even spread of light with no dark areas. Whilst lit bollards are visually attractive and indicate routes in and around the development, they are generally inadequate to support CCTV function. All common entrances to the buildings should be adequately lit. the current standard of street lighting in Meadow Lane and Buccleuch Place Lane is of a very poor standard and would benefit from upgrading.
- To obtain Secured by Design (SBD) status, the development will need to evidence the use of SBD standard windows and doors on at least the ground floor level.
- It is strongly recommended that the architect and client meet with an architectural liaison officer to discuss Secured by Design principles and crime prevention through environmental design.

Location Plan



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