

# Development Management Sub-Committee

Wednesday 25 March 2015

## REPORT ON FORTHCOMING APPLICATION BY QUARTERMILE VENTURES LTD FOR THE CHANGE OF USE TO RESIDENTIAL AND PROPOSED ALTERATIONS AND EXTENSION TO BUILDING TO FORM RESIDENTIAL DEVELOPMENT WITH CLASS I (RETAIL), II (BUSINESS), III (FOOD AND DRINK) USES AT GROUND FLOOR AT 1 LAURISTON PLACE, EDINBURGH EH3 9EF

Item number	9.1
Report number	
Wards	A10 – Morningside/Meadows

### 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 change of use to residential and proposed alterations and extension to building to form residential development with Class I (retail), II (business), III (food and drink) uses at ground floor at 1 Lauriston Place, Edinburgh EH3 9EF.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 15/00126/PAN) on 15 January 2015.

### Links

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

# REPORT ON FORTHCOMING APPLICATION BY QUARTERMILE VENTURES LTD FOR THE CHANGE OF USE TO RESIDENTIAL AND PROPOSED ALTERATIONS AND EXTENSION TO BUILDING TO FORM RESIDENTIAL DEVELOPMENT WITH CLASS I (RETAIL), II (BUSINESS), III (FOOD AND DRINK) USES AT GROUND FLOOR AT 1 LAURISTON PLACE, EDINBURGH EH3 9EF

## 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 site forms part of a wider master plan area which extends to approximately 8 hectares and is currently undergoing redevelopment for a mix of uses including residential, office, hotels and commercial.

The application site relates to the category A listed 1 Lauriston Place, former Royal Infirmary, listed 31.05.1994 (ref: 30306). David Bryce, 1872-9. Symmetrical 3-storey and attic Scots Baronial hospital with 4 pavilions projecting to north and 2 to south; later alterations and additions.

The main entrance to the site is from Lauriston Place. There are new pedestrian accesses along the western and southern boundaries of the site and Middle Meadow Walk forms the western boundary.

The site is located within the Marchmont, Meadows and Bruntsfield Conservation Area and the World Heritage Site.

### 2.2 Site History

There is an extensive development history on the site. The most relevant to this application are:

19 July 2004 – Planning permission granted mixed use development of hotel, residential flats, retail, food and drink, office, public house, leisure, hard and soft landscaping, boundary enclosures, vehicular, pedestrian, service access roads and removal of appropriate trees (as amended) (application reference 02/01662/FUL).

1 September 2004 – Listed building consent for part demolition, alteration and extension to the Surgical Hospital and Lodge (application reference 02/01664/LBC).

10 March 2008 – Planning permission granted for amendment to planning permission 02/01662/FUL, change of use of surgical building to residential/leisure; change of use of Q5 to residential/commercial/retail; demolition of Redhome with formation of new public space and erection of office/retail/leisure building; change of use of Sidney Mitchell buildings to hotel and amendment to Q10 with associated increase in affordable Housing units and associated car parking and landscaping (application reference 05/03894/FUL).

## Main report

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### 3.1 Description of the Proposal

The proposed is for the redevelopment and extension of the existing listed building into residential flats including Class 1, Class 2 and Class 3 and ground floor level.

Approximately 200 residential units would be formed. A small area of existing surface car parking would be reused to the front of the premises.

### 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 as Proposal CA 4 Quatermile in the Edinburgh City Local Plan. Development within this area is expected to maintain and enhance the character and vitality of the city centre.

The Second Proposed Local Development Plan maintains the site as within this designation.

**b) 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.

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

The proposals should have regard to transport policies in the Edinburgh City Local Plan. Consideration will be given to the impact on the local road network and accessibility by public transport. The application will be supported by Transport information.

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

The applicant will be required to submit information to demonstrate that the site is capable of accommodating the development and the impact on the character and setting of the A listed building, conservation area and world heritage site.

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

- Heritage Impact Assessment;
- Conservation Plan;
- Noise Assessment;
- Contaminated Land;
- Sustainability Assessment; and
- Drainage.

### **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 The application will review the existing legal agreement on the master plan site.

## **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 15/00126/PAN) outlined a public event to be held on the site on 24 February 2015.

The results of the community consultation will be submitted with the application as apart of the Pre-application Consultation Report.

## 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](#)

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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

