

Development Management Sub Committee

Wednesday 17 June 2015

**Application for Listed Building Consent 15/00642/LBC
At Site 69 Metres West Of 7, Shrub Place, Edinburgh.
Refurbishment and conversion of listed building (Block D -
refer to site plan) into 30 no. residential flatted units (as per
the approved application 05/03128/FUL)**

Item number	7.2(b)
Report number	
Wards	A12 - Leith Walk

Summary

The proposals comply with the development plan and non-statutory guidance. There will be no adverse impact on the character of the listed buildings or their setting and the proposals will not be detrimental to the character and appearance of the two relevant conservation areas.

Links

Policies and guidance for this application	LPC, CITD1, CITD2, CITD3, CITE3, CITE4, CITE6, NSG, NSGD02, NSLBCA, CRPPIL, CRCOLO,
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Report

Application for Listed Building Consent 15/00642/LBC At Site 69 Metres West Of 7, Shrub Place, Edinburgh. Refurbishment and conversion of listed building (Block D - refer to site plan) into 30 no. residential flatted units (as per the approved application 05/03128/FUL)

Recommendations

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

Background

2.1 Site description

The wider site, covering approximately 2.1 hectares, lies between Leith Walk and Dryden Street and has been mostly cleared. The site has two street frontages, one to Leith Walk and the other to Dryden Terrace and can be accessed from both. Dryden Terrace is linked to Dryden Street by a pedestrian bridge over the railway line.

The listed building application relates to the northern section of the former Lothian Transport bus depot (formerly a tram depot) where the site reaches through to Dryden Street.

At this location there is a grouping of late 19th century listed structures comprising of two category B listed redbrick buildings and a chimney stack at the Dryden Street end (ref 45956, listed 10 March 1999). The gable wall of the former tram shed, separating the site from the Shaw's Colonies, also forms part of the listing.

The redline boundary for the application site places the site within the Leith Walk Conservation Area, though the listed building consent application does not impact on this. The buildings are within the Pilrig Conservation Area and the gable wall is within the the Shaw's Place (Pilrig) Colonies Conservation Area.

2.2 Site History

The site has been the subject of various planning and listed building consent applications proposing mixed use developments, references 01/00509/FUL, 02/04595/FUL, 02/04593/FUL and 02/04595/LBC. On 20 July 2004, following a public inquiry, a number of planning application and listed building appeals were dismissed and refused permission (SEIRU Ref P/PPA/230/488 and 529 and P/LBA/230/121).

19 April 2006 - Planning permission granted for demolition of existing office building and Masonic Club, conversion of listed building and new build development to provide for new Masonic Club, retail and commercial provision to Leith Walk and residential development (410 units) with associated access, parking and landscaping. This application included the redevelopment of Shrubhill House (planning reference 05/03128/FUL). As works commenced on site, this permission remains live.

24 May 2006 - Listed building consent granted for the conversion of the listed tram sheds (planning reference 05/03128/LBC).

10 March 2010 - Planning permission 'Minded to Grant' subject to legal agreement for a hotel (Class 7) and associated facilities, Masonic Social Club, landscaping, parking and access arrangements. The application only relates to the eastern part of the site fronting Leith Walk (planning reference 09/00794/FUL). This application has now been withdrawn.

29 November 2013 - Planning permission refused for the change of use of the site to allow temporary storage of construction materials (planning reference 13/01416/FUL).

23 October 2013 - Proposed mixed use development comprising 160 residential units and 1150sqm of retail floorspace along with conversion of listed buildings, associated car parking and open space 'minded to grant' subject to conclusion of a Section 75 (planning reference 13/01070/FUL). The legal agreement has not yet been concluded.

17 December 2013 - Listed building consent granted to retain the existing chimney, alter existing tram workshops to accommodate residential development, and reduce height of existing gable wall to remove requirement for galvanised steel buttresses consideration (planning reference 13/01071/LBC).

17 February 2015 - associated application to this listed building consent under consideration for 376 residential units split into eight blocks. It includes 282 sqm of retail floor space on the Leith Walk frontage, also redevelopment of the existing Masonic Club. The application seeks to amend planning reference 05/03128/FUL (planning reference 15/00643/FUL).

Main report

3.1 Description Of The Proposal

The application proposes the conversion of the remaining vacant listed buildings on the site to residential use. The chimney and the listed wall, forming the boundary with the Shaw's Colonies, are to remain. The proposals remain the same as an earlier granted scheme for the site (reference 05/03128/LBC).

The two listed buildings are to be converted into 30 flats. The eastern block is to contain 12 one-bedroom flats and the western block is to contain 18 two-bedroom flats.

The smaller eastern building contains two levels of flats, with the first floor flats also incorporating a further mezzanine level. These are separated by a central atrium area, which allows the original structure of the building to remain visible. Within the courtyard area, a new stair and deck system is provided to enable access to the proposed upper flats.

The Dryden Street frontage reuses the existing window openings, those on the opposite side have new bay windows facing onto the proposed new build flats. These new windows are contemporary additions with aluminium cladding surrounds at ground level with balconies above. The existing roof is to be retained and refurbished.

The larger three storey western building also has a similar central atrium area to the eastern building. In this area, the existing ornate cast iron columns are retained within the courtyard area, which enables the original structural system of the building to be seen. A new standing seam zinc clad stair enclosure is proposed between the two listed buildings to provide pedestrian access to the first and second floors. The three storeys of accommodation are created underneath the original roof structure that will be repaired. The accommodation is achieved by the introduction of a glazed and metal box erected within the frame of the building. The arches on the Dryden Street elevation are opened up at the higher levels and two new symmetrical openings created at either end of the elevation. The new structure within the listed building is set back from the outer walls on both sides of the building with balcony areas created within the gap.

Pedestrian access is provided from Dryden Street, where new galvanised steel fencing is proposed.

The following document has been submitted in support of the application and is available to view on the Planning and Building Standards Online Services:

- Condition Survey Report.

3.2 Determining Issues

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

3.3 Assessment

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

- a) the proposals are acceptable in terms of the impact on the character and setting of the listed building;
- b) the proposals preserve or enhance the character or appearance of the conservation areas;
- c) the proposals have any equalities or human rights impacts; and
- d) comments raised have been addressed.

a) Listed Building Impact

The former tram sheds are generally in good structural condition with the notable exceptions being the timber roof structures, which have been heavily exposed to the weather and areas of masonry that have suffered from water ingress.

They have been vacant for a number of years and are able to accommodate the proposed conversion without detriment to the historic fabric. The buildings retain the bulk of their external fabric. There are modern interventions on the external elevations, which are required to alter the functional tram sheds into a more useable residential form. However, these alterations do not detrimentally impact on the character of the listed building and help in enlivening the Dryden Street frontage by bringing the buildings back into active use.

The central columns that supported the roof structure are in situ and will be restored to preserve a strong original design feature within the larger building. The restraint of the design, by incorporating internal central courtyard areas, enables the internal fabric of the buildings to be read and understood.

The proposed use of materials, including the galvanised steel balconies and stairways, cor-ten steel surrounds, zinc and aluminium cladding are all compatible with the industrial form of the buildings.

Overall, the proposals retain the surviving remains of the industrial development at Shrub Place and bring them back into purposeful use. The proposals will alter the buildings and their immediate setting but are sensitive enough in their execution to not be detrimental to the buildings and retain the industrial aesthetic of the structures.

b) Conservation Areas

Pilrig Conservation Area:

The tram sheds and chimney stack are within the Pilrig Conservation Area. The character appraisal states that *"the surviving remains of the industrial development at Shrub Place -are of industrial archaeological interest. The oldest buildings were built in 1898. The original buildings are red brick with sandstone bands and have a number of interesting features, such as large round arched recessed openings, shaped pediments and circular windows. The chimney is included in the listing, although it was reduced in height around 1975. The gabled retaining wall to the Shaw's Colonies has been kept after demolition of the tram works."*

The conversion of the listed buildings will revive the existing tram sheds bringing them into active use, keeping the original features as described in the character appraisal. There are some modern interventions proposed into the buildings, but the materials proposed are compatible with the industrial heritage of the site. The alterations will not cause unnecessary damage and retain the overall character of the buildings. The restoration and re-use of the historic tram sheds and chimney stack will positively enhance the appearance of the southern end of the Pilrig Conservation Area.

Shaw's Place (Pilrig) Colonies Conservation Area:

The listed boundary wall delineating the site from the colonies forms the boundary of the Shaw's Place (Pilrig) Colonies Conservation Area. The colonies are also B listed. The character appraisal states that, *"as a result of the surrounding land uses, there are no significant views out to the surrounding area. This provides a sense of enclosure, giving the Colonies an almost village type feel."*

The wall is being kept at its current height with repairs made where necessary. This will aid in retaining the intimacy and separation of the colonies from the application site. The proposals will not negatively impact on the character or appearance of the conservation area.

In summary, the retention and conversion of the listed buildings and structures will enhance the Pilrig Conservation Area and not impact on the Shaw's Place Colonies Conservation Area.

c) Equalities

The application was assessed in terms of equalities and human rights. Access to some of the units will be via an external staircase and deck system, which will not be suitable for all users. This is considered acceptable because the proposal is for conversion of a listed building.

An Equality and Human Rights Assessment is available to view on the Planning and Building Standards Online Service.

d) Public Comments

No comments have been received.

Conclusion

In conclusion, the proposals comply with the development plan and non-statutory guidance. The development will have no adverse impact on the character of the listed buildings or their setting and the proposals will not be detrimental to the character and appearance of the two relevant conservation areas.

As the proposal is for internal and external workings to B listed buildings and not covered by agreed criteria on the removal of duty to notify Historic Scotland, the application needs to be referred to the Scottish Ministers.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

2. The application shall be referred to the Scottish Ministers prior to determination.

Reasons:-

1. In order to enable the Head of Planning to consider this/these matter/s in detail.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. This consent is for listed building consent only. Work must not begin until other necessary consents, eg planning permission, have been obtained.

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 is not subject to 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 6 March 2015. No representations were received.

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 Edinburgh City Local Plan allocates the site for housing (HSG 18). The site lies within Leith Walk Town Centre Leith Conservation Area. The listed buildings at the northwest of the site are within the Pilrig Conservation Area and Shaw's Place (Pilrig) Colonies Conservation Area.

The Second Proposed Local Development Plan continues to identify the site as a housing proposal (HSG 11). The site lies within Leith Walk Town Centre Leith Conservation Area. The listed buildings at the northwest of the site are within the Pilrig Conservation Area and Shaw's Place (Pilrig) Colonies Conservation Area.

Date registered

17 February 2015

Drawing numbers/Scheme

01-07,08A, 09-18,

Scheme 1

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effective development of adjacent land or the wider area.

Policy Des 3 (Development Design) sets criteria for assessing development design.

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

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 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Pilrig Conservation Area is characterised by its varied street pattern and terraced properties, contrasted with the green space of Pilrig Park and Rosebank Cemetery. The scale is set by two storey housing.

The Colony Conservation Areas Character Appraisals emphasise the historic importance and unique architectural form of the Colony developments in Edinburgh. They are typified by their enclosed setting, their small scale layout, high quality workmanship, detailed control of design and pedestrian emphasis.

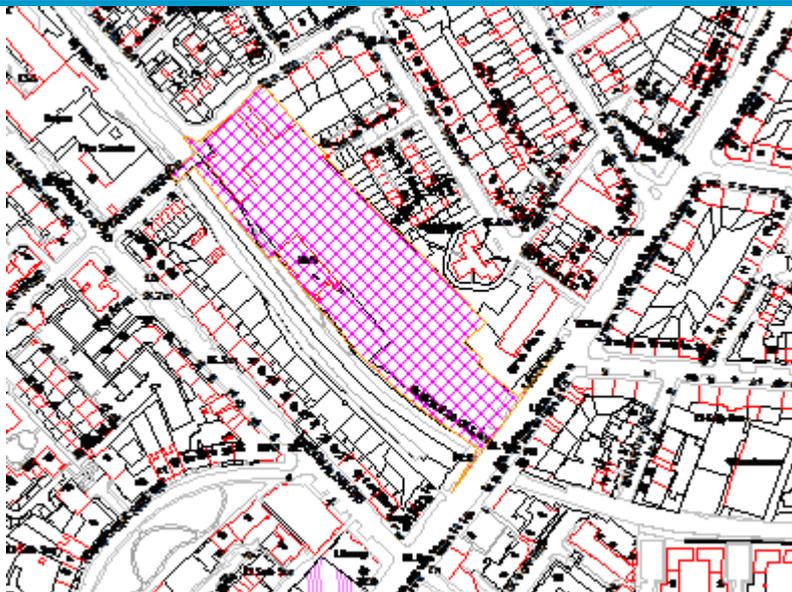
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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