

**Listed Building Consent Application 04/02855/LBC
at
56 + 58 Fountainbridge
Edinburgh
EH3 9PY**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 04/02855/LBC, submitted by Scottish Widows Plc. The application is for: **Demolition of existing and relocation of partial building frontage**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site comprises the former Edinburgh Meat Market Site, a category B listed building, to the south and west of the existing Scottish Widows Headquarters. The site is bounded to the north by the existing Scottish Widows building, to the east by Semple Street, to the south by Fountainbridge and by Chalmers Buildings and Port Hamilton to the west.

The site is bounded by a variety of building types and sizes. Office use dominates the site to the north in the form of the eight storey Scottish Widows Port Hamilton Headquarters. Chalmers Buildings a three storey residential category B listed building lies perpendicular to the Fountainbridge road line to the west of the site. There are two Category B listed buildings adjoining this

site on Semple Street (Scotmid Building) and on Thornybauk and Ponton Street.

The site does not lie within a conservation area.

Site history

This proposal forms part of a wider planned redevelopment proposed by the applicant. An application for the erection of two office developments on this site, Building A and B, is being considered in conjunction with this application (04/02845/FUL). A further application for the erection of an office development adjoining this site to the rear of Port Hamilton and Chalmers Building, building C, is also being considered (04/02851/FUL).

Description of the Proposal

The applicant proposes to demolish the existing buildings on site and relocate the facade of the Edinburgh Meat Market (Fat Sams), a category B listed building. The existing listed building is located to the south of Scottish Widows HQ fronting for the most part onto Fountainbridge and extending around the corner to Semple Street.

The original façade of the Edinburgh Meat Market (Fat Sams) will be restored and relocated to a landscaped area to the west of the site, adjoining Building C, and will form part of the proposed public footpath that will link Morrison Street to Fountainbridge as part of the Millennium Link.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The Determining Issues Are:

- Do the proposals preserve the listed building or its setting or any features of special or historic interest? If they do not, there is a presumption against the granting of permission. For the purposes of this issues 'preserve' in relation to a building, means preserve it either in its existing state or subject only to such alterations or extension as can be carried out without serious detriment to its character
- Do the proposals comply with the development plan?
- If the proposals do not 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?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether the proposals will have an adverse impact on the character of the listed building

The proposed development for Fat Sams comprise demolition of the entire structure and rebuilding of part of the facade on the Millennium Link (pathway/cycle way) immediately north east of this development. The facade will comprise of the two piers (as found in the original elevation) of the south east elevation with the hanging clock and the '1884 Edinburgh Meat Market' with fluted pilasters and consoles flanking aedicule above and to the side. The retained stonework of the facade will be cleaned and refurbished to its original condition and re-located to the adjacent Millennium Link (pathway/cycle way) to the west of the site to become a freestanding gateway across the main pedestrian route through the site. This cycle/footpath route running from Morrison Street to Fountainbridge is safeguarded in the Central Edinburgh Local Plan and was provided as part of the first phase of development.

Historic Scotland recognise that the frontage has been remodelled and its location slightly altered over the years but that it has always formed part of the Fountainbridge street frontage. The content of a report prepared by David Pirie, which explains the history of the Category B listed 56 and 58 Fountainbridge and seeks to justify its demolition. Historic Scotland have accepted that the original Meat Market building was such that, in this particular instance, its demolition is likely to be acceptable.

Fat Sam's is a small structure considering its context and in its present location and form restricts the overall development of the site. Its removal and relocation provides an opportunity to create a unified response to the site. By rebuilding the facade of the building and relocating it adjacent to the public foot/cycle path, it will become a key feature in the landscape strategy and a marker of the sites history. Whilst the demolition of the rest of the building is regrettable, it has been vacant for many years and is deteriorating. The re-use of the facade is innovative, and its relocation to form part of a landscaped area and the Millennium Link will add visual interest to this public place and is considered acceptable in this instance in order to ensure a co-ordinated development of the area.

It is recommended that the committee approves this application, subject to conditions requiring referral to Scottish Ministers and recording by RCAHMS and a legal agreement regarding the repositioning of the Meat Market Arch.

Addendum

This application was considered at Development Quality Sub Committee 12th October 2005. Committee continued this application along with 04/02845/FUL and 04/02851/FUL for the following reasons;

1. A site visit
2. Further information on the usability of public space, including comments from the police; the location of the former meat market arch, whether the pedestrian and cycle route required to be open 24 hours a day and whether a developer contribution could be sought for CCTV provision
3. Further information on how the design deals with light pollution and light reflection
4. Further information on the size and scale of the development in relation to nearby residential buildings in particular the Chalmers building
5. A model to be provided the form of which to be agreed by the convener
6. Further information on road safety issues, particularly in relation to Tollcross Primary School

The site was visited by committee on 27th October 2005. The removal and relocation of the former meat market arch within the new site is addressed by the agent. A copy of the agent's letter and A3 illustrated booklet in response to this and other items outlined above is available. A model showing the relocation of the arch is available to view at Committee. It is recommended that Committee approves this application subject to conditions already stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Mary Crowley on 529 3143
Ward affected	30 - Dalry
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Major Development Opportunity
Date registered	27 July 2004
Drawing numbers/ Scheme	

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: martin.easson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: 56 + 58 Fountainbridge
Edinburgh
EH3 9PY

Proposal: Demolition of existing and relocation of partial building frontage
Reference No: 04/02855/LBC

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

The historic buildings inspectorate offers the following informal comments on this proposal.

As your Council is probably aware, over the years Historic Scotland has advised on several occasions against the demolition of the Category B listed 56 and 58 Fountainbridge, which illustrates the former use of this prominent site. More recently, the former Historic Buildings Inspector for Edinburgh, Graham Reed, and your Nancy Jamieson have explored this issue in detail with the applicants for the above proposals. The content of the report prepared by David Pirie, which explains the history of the Category B listed 56 and 58 Fountainbridge and seeks to justify its demolition, has formed the basis of these discussions and has been very helpful. On the basis of this report, and discussions held, it was accepted that the alterations to the original meat market building were such that in this particular instance its demolition was likely to be acceptable. The proportion of the frontage which is to be salvaged is discussed below; however we hope that any other original features of note which survive such as ironwork will also be carefully removed. It is suggested that your Council sets a condition which ensures the RCAHMS is given the opportunity to make full photographic record (external and internal) of the building prior to its demolition, if this has not already been carried out.

Historic Scotland is pleased that at least part of the frontage will be salvaged and included in the redevelopment scheme. We understand that the new location will relate to a public footpath, so will remain publicly accessible. Whilst we know that discussions have been held with regard to the new location of the salvaged frontage, it would be helpful if further information could be sought to explain how this decision was reached. It is recognised that this part of the frontage has been remodelled and its location slightly altered over the years; however, it has always formed part of the Fountainbridge street frontage. It would be desirable if this relationship could be further perpetuated, by resiting the arch so that it remains a principal element of

either the Fountainbridge or the Semple Street frontage, perhaps forming a pedestrian entrance to the site.

Representations

The application was advertised on 13 August 2005. Seven letters of representation have been received. These include Spokes, Tollcross Community Council, Councillor Kingsley Thomas, Neighbours and The Cockburn Association. A summary of these is as follows:

Meat Market Gate should be retained in a much more prominent position

Listed building should be restored

Relocation of the landmark Meat Market arch fails to address the importance of this building as part of the history of the area.

Retention of the archway is an inappropriate consolation for the loss of this piece of Edinburgh's industrial heritage.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

Central Edinburgh Local Plan:

Mixed Activities Zone

Major Development Opportunity

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD26 (PUBLIC ART) encourages proposals for public art which will enhance buildings and public places and add to Central Edinburgh's visual interest and quality.

Policy CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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EH3 9PY

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. The Royal Commission on the Ancient and historical Monuments of Scotland shall be given access to the site, at any reasonable time in a period of at least three months from the date of this consent, for the purposes of recording the building, structure or other item of interest.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to safeguard the interests of archaeological heritage.

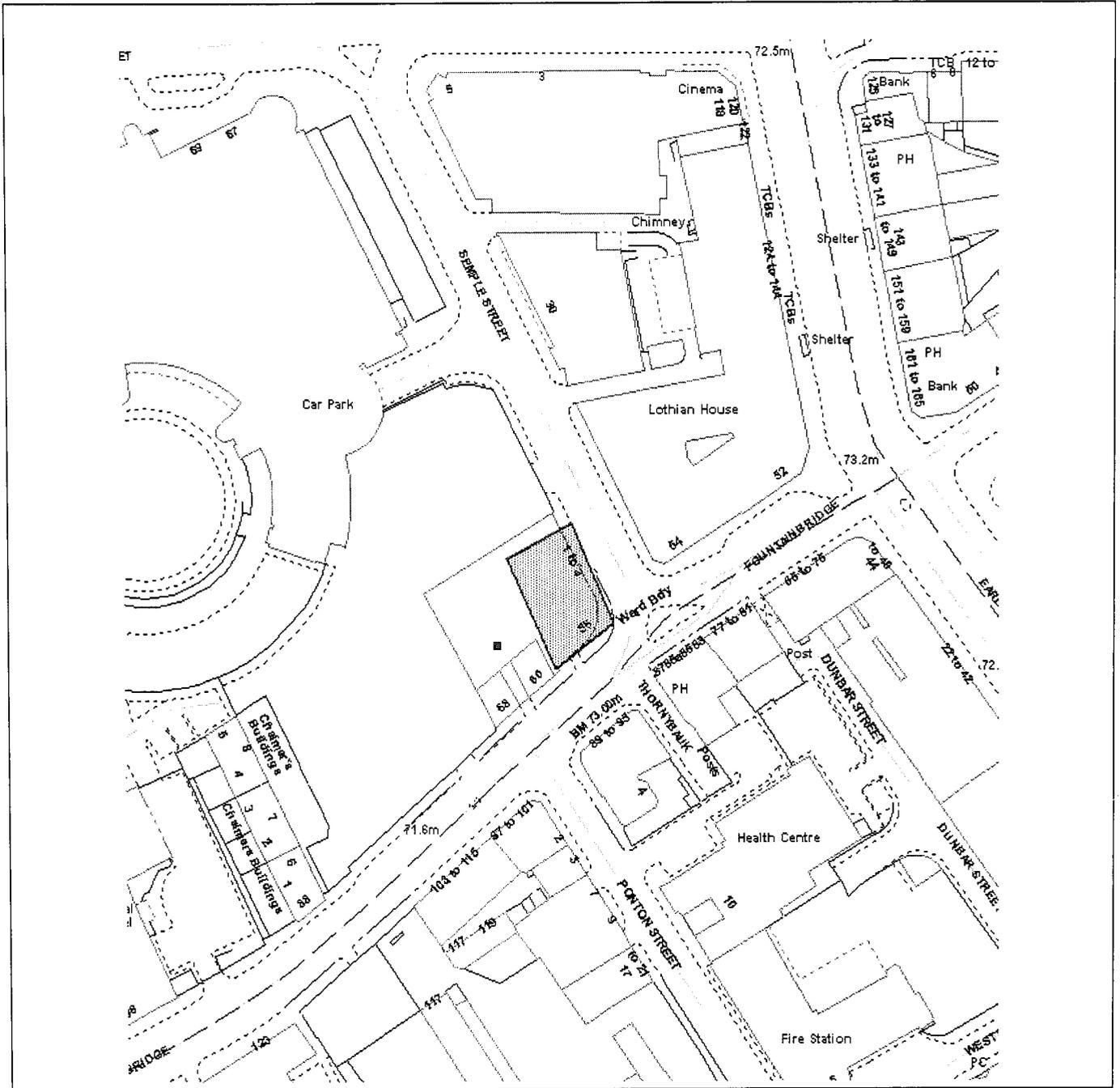
INFORMATIVES

It should be noted that:

1. Prior to the issue of this consent, the applicant shall enter into a suitable legal agreement with the Council with regards to:

The retained stonework of the façade of Fat Sam's, a Category B-Listed building will be cleaned and refurbished to its original condition and re-located to the adjacent Millennium Link (pathway/cycle way) to the north of the site to become a freestanding gateway across the main pedestrian route through the site.

End



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PLANNING APPLICATION

Address	56 + 58 Fountainbridge, Edinburgh, EH3 9PY,		
Proposal	Demolition of existing and relocation of partial building frontage		
Application number:	04/02855/LBC	WARD	30- Dalry
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			