

Development Management Sub Committee

Wednesday 9 March 2016

**Application for Listed Building Consent 15/05325/LBC
At Sciennes Primary School, 10 Sciennes Road, Edinburgh
Single storey extension to existing building containing
dining hall and ancillary accommodation.**

Item number	4.6(b)
Report number	
Wards	A15 - Southside/Newington

Summary

The proposals comply with the development plan and the relevant non-statutory guidance. They will have an acceptable impact on the setting of the listed building and will preserve the character and appearance of the conservation area. There are no other material considerations which outweigh this conclusion.

Links

<u>Policies and guidance for this application</u>	LPC, CITD1, CITD3, CITCO3, CITE6, CITE4, NSG, NSGD02, NSLBCA, OTH, CRPMAR,
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Report

Application for Listed Building Consent 15/05325/LBC At Sciennes Primary School, 10 Sciennes Road, Edinburgh Single storey extension to existing building containing dining hall and ancillary accommodation.

Recommendations

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

Background

2.1 Site description

The site lies on the north side of Sciennes Road at the southern end of Millerfield Place within a predominately residential area. The site is occupied by a main school building constructed in stone with slate roof which was built in 1889. It is 2 storeys in height with a basement and an attic, in a symmetrical H plan arrangement. It is a Category B Listed Building which was listed on 15/01/1992 (Ref LB30479). To the north of the building are prefabricated units used as classrooms. The site is bounded by walls with railings.

To the north of the site lies Millerfield Place which is lined by two sets of residential terraced properties built in 1864. These properties are 2-bay villas with a 3-storey and basement corner tenement pavilion block at the north corner. 1-10 Millerfield Place is Category C Listed Buildings which was listed on 15/01/1992 and amended 26/05/2015 (Ref LB30454) and 11-21 Millerfield Place is Category C Listed Buildings listed on 15/01/1992 and amended on 26/05 2015 (Ref LB30455). The properties on the western side of Millerfield Place are used by the Royal Hospital for Sick Children as offices and consulting rooms.

To the west lies the Royal Hospital for Sick Children. It is a Category B listed Building which was listed on 15.01.1992 (Ref LB30480).

To the south and east lie residential properties.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

2.2 Site History

11 August 1997 - Listed Building Consent was approved for placing terracotta tiles made by pupils onto the rear of the bike shed (application number 97/01277/LBC).

11 January 2002 - Planning permission was granted for the construction of a low walled recycled sandstone amphitheatre (application number 01/04299/FUL).

4 December 2002 - Planning permission was granted for upgrading internal doors and screens to improve fire resistance and to form 2 no. new fire escape stairs externally (application number 02/03442/CEC).

4 December 2002 - Listed Building Consent was granted for upgrading internal doors and screens to improve fire resistance and to form 2 no. new fire escape stairs externally (application number 02/03442/LBC).

13 January 2005 - Listed Building Consent was approved for converting a small cloakroom to toilets (application number 04/03862/LBC).

18 November 2015 - An application for planning permission was submitted for a single storey extension to existing building containing dining hall and ancillary accommodation - This application is pending decision (application number 15/05288/FUL).

Main report

3.1 Description Of The Proposal

The proposal is to erect a single storey dining room extension leading from the existing ground floor dining hall of the primary school.

The extension measures 168.3 square metres. It will have a length of 15.3 metres, breadth of 11 metres and a height of 3.7 metres. It will be connected to the existing dining area and kitchen of the main school building.

The extension is to be located to the north of the existing school buildings on an area of tarmac.

On the north elevation an access ramp is proposed leading from the playground.

The proposed materials are cement cladding panel system for the outside walls, aluminium framed windows and doors.

It is proposed that colour samples will be provided for approval, in consultation with the school, prior to construction on the site.

Supporting statement

- Design and Access Statement
- Risk Assessment
- Geo environmental Assessment

These documents are able to view on the Planning and Building Standards Online Services.

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.

3.3 Assessment

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

- a) the proposal will not have an adverse impact and preserves the setting of the listed building;
- b) the proposal will protect and enhance the character and appearance of the conservation area;
- c) the proposal will have any detrimental impact on equalities and human rights; and
- d) comments raised have been addressed.

a) Setting of the Listed Building

The existing building is an impressive 2 storey building with basement and attic built by Robert Wilson in 1889 for the Edinburgh School Board. The building is finished in polished sandstone ashlar. Its principal elevation faces south onto Sciennes Road. The proposal is to be positioned to the rear of the building on level playground space adjacent to existing single storey buildings built at a later time to the original building. It has been designed to fit into the space and being single storey would not dominate the existing form. Sandstone is the predominate material in the area and the aim is to achieve a similar finish through the use of cement fibreboard. Given the size of the proposal, only 50% of the elevation would be visible from the northern end of Millerfield Place, this would have little impact on the setting of the original school building and also the adjacent listed buildings on Millerfield Place and Royal Hospital for Sick Children.

The proposal complies with policy Env 4 of the Edinburgh City Local Plan.

b) Character and Appearance of the Conservation Area

The site lies within Marchmont, Meadows and Bruntsfield Conservation Area. The Character Appraisal identifies the site as being within the Marchmont and Meadows area of the conservation area. This part of the conservation area is characterised by the *“open parkland of Meadows and Bruntsfield Links flanked by Victorian tenemental properties”*.

The original school building is an impressive sandstone built building. The proposal is of modern style using modern building materials. It is located to the rear of the main school building in the corner of the playground but attached to an existing single storey extension built at a later date. There are existing prefabricated structures also to the rear of the building. It has been designed with vertical proportioned windows in keeping with the proportions of the original school building and being single storey in height would not compete with the original building. Given its size and positioning within the site, it would not significantly detract from the overall appearance of the conservation area.

The proposal complies with policy Env 6 of Edinburgh City Local Plan.

c) Equalities and Human Rights Impacts

This application was assessed in terms of equalities and human rights. No impact was identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards Online Services.

d) Public Comments

No comments were received.

Conclusion

In conclusion, the proposal complies with the Development Plan and the Council's non-statutory guidelines. There is no adverse impact on the special interest of the listed building, the character and appearance of the conservation area is preserved and the design is of an appropriate standard. There are no other material considerations that outweigh this conclusion.

As this application relates to development proposals affecting the school estate, a Committee decision is required.

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

3.4 Conditions/reasons/informatives

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.

Financial impact

4.1 The financial impact has been assessed as follows:

All financial aspects of this Council project are matters for consideration by Education, Children and Families Committee.

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:

The application has been assessed and has no impact in terms of equalities or human rights.

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 4 December 2016 and attracted no letters of representation.

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 site lies within the urban area of the Edinburgh City Local Plan where it is designated as being within Marchmont , Meadows and Bruntsfield Conservation Area.

Date registered

20 November 2015

Drawing numbers/Scheme

1-9,

Scheme 1

John Bury

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

Policy Com 3 (School Development) sets criteria for assessing sites for new school development.

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

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

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.

Other Relevant policy guidance

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Appendix 1

Application for Listed Building Consent 15/05325/LBC At Sciennes Primary School, 10 Sciennes Road, Edinburgh Single storey extension to existing building containing dining hall and ancillary accommodation.

Consultations

Historic Environment Scotland

Historic Environment Scotland does not object to the application and do not offer any comments on the application.

Location Plan



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