

Development Management Sub Committee

Wednesday 9 March 2016

Report for forthcoming application by

University Of Edinburgh. for Proposal of Application Notice

15/05834/PAN

At University Of Edinburgh, Darwin Building, Max Born Crescent

Proposed extension to and redevelopment of existing Darwin building and demolition with redevelopment of existing library building with associated landscaping, car parking access and infrastructure works. The University of Edinburgh, King's Building Campus, Max Born Crescent, Edinburgh.

Item number	9.1
Report number	
Wards	A15 - Southside/Newington

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for the extension and redevelopment of the Darwin Building and the demolition and redevelopment of the existing library with associated landscaping, car parking, access and infrastructure works.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice 15/05834/PAN on 17 December 2015.

Links

Coalition pledges

Council outcomes CO7, CO19, CO23

Single Outcome Agreement SO4

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The development site is located at the south-east corner of the University of Edinburgh's King's Buildings Campus, and to the west of Mayfield Road.

The Darwin Building dates from the 1960s and comprises a ten-storey tower, with a two-storey element housing the main entrance and a library. The tower is the tallest structure on the King's Buildings Campus. It is a prominent landmark within the locality and is widely visible from viewpoints across the south of the city.

2.2 Site History

12 October 2015 - Planning permission granted for the extension of Waddington Building including new plant unit; replacement glasshouses; plant and external stores; MEP Plant building with associated access, landscaping and infrastructure (application number: 15/01668/FUL).

19 October 2015 - Planning permission granted for the creation of a construction access on the eastern boundary of the site for a limited period of four years (application number: 15/01617/FUL).

Main report

3.1 Description Of The Proposal

An application for planning permission will be submitted for the extension and redevelopment of the Darwin Building and the demolition and redevelopment of the existing library with associated landscaping, car parking, access and infrastructure works.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location;

The site is designated as Urban Area in the Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP).

The site is covered by the King's Buildings Planning Framework (Approved by the Council in February 2009). The Framework identifies that some of the School of Biological Sciences Buildings are nearing the end of their useful lives and will require to be removed. Some of the existing buildings will require substantial renovation to facilitate the rationalisation and consolidation of the site.

The university is currently creating a campus masterplan for King's Buildings that will outline the future development of the site.

b) The design, scale and materials are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The application will be accompanied by a Design and Access Statement. This document will need to address the impact of the development on the character and appearance of the area, in particular, the scale and massing of the proposal and its impact on key views, landmark buildings and the skyline.

The proposal will be considered in the context of the Edinburgh Design Guidance and relevant local plan policies.

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

The proposal should have regard to transport policies of the Edinburgh City Local Plan and the Edinburgh Street Design Guidance.

d) There are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment.

In order to support the application, the following documents will be required:

- Pre-Application Consultation (PAC) report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Land and Visual Impact Assessment;
- Site Investigation Report;
- Flood Risk Assessment and Surface Water Management Plan/SUDS;
- Archaeological Evaluation; and
- Phase 1 Habitat and Protected Species Survey.

3.3 Assessment

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

4.1 The forthcoming application may be subject to a legal agreement.

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 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

7.1 A sustainability statement will need to be submitted with the application.

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 Proposal of Application Notice (reference: 15/05834/PAN) outlined two public exhibitions to be held on 15 and 16 February 2016 at the James Clerk Maxwell Building, Peter Guthrie Tait Road, Edinburgh.

Grange and Prestonfield Community Council, South Central Neighbourhood Partnership and the ward councillors were notified by the applicant of the proposal.

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

Background reading/external references

- To view details of the proposal of Application Notice 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](#)

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Links

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.

