

Development Management Sub Committee

Wednesday 8 June 2016

**Application for Planning Permission 14/05302/FUL
At 7 Redhall House Drive, Edinburgh, EH14 1JE
Erection of 8 mews buildings as Enabling Development for
the restoration and conversion of Redhall House into 6 Flats
(the subject of a separate application).**

Item number 7.5

Report number

Wards A09 - Fountainbridge/Craiglockhart

Summary

The proposal complies with the Edinburgh City Local Plan Policy Env 3 (Listed Buildings - Setting), Policy Des 1 (Design Quality and Context), Des 3 (Development Design) and Non Statutory Edinburgh Design Guidance as the proposals will have an acceptable impact on the appearance and character of the building and its setting. There are no material considerations that outweigh this conclusion and approval is recommended.

Links

[Policies and guidance for this application](#)

LPC, CITE3, CITE12, CITE15, CITD1, CITD3, CITE16, CITH1, CITOS1, CITT4, CITT5, NSG, NSGD02,

Report

Application for Planning Permission 14/05302/FUL At 7 Redhall House Drive, Edinburgh, EH14 1JE Erection of 8 mews buildings as Enabling Development for the restoration and conversion of Redhall House into 6 Flats (the subject of a separate application).

Recommendations

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

Background

2.1 Site description

The site lies to the north west of Redhall House Drive and comprises Redhall House a category B listed building (listed 14 July 1966, LB reference 28117) and associated grounds lying to the south of the house. Redhall House is currently lying derelict and has been subject to serious vandalism and is currently on the Buildings at Risk Register. The site is accessed via a tree lined entrance with its setting to the south and east having been transformed by the building of modern housing. The ground level within the site is relatively flat with a drop on the western boundary near to the Water of Leith.

The house was previously owned by the Council for several decades, originally as a children's home and latterly being used for training of personnel.

The total site area is approximately 1.04 hectares.

The site does not lie within a conservation area.

2.2 Site History

4 August 2008 - Planning application currently pending decision for a change of use and internal alterations to convert the former house from offices to 6 no residential flats, external alterations to existing pedestrian access and parking spaces (08/01204/FUL). This is due to a legal agreement not yet having been concluded towards transport infrastructure.

8 July 2008 - Listed building consent granted for internal alterations to convert former house from offices to six residential flats, external alterations to existing pedestrian access and parking spaces (as amended) (08/01205/LBC).

24 March 2014 -TPO - Treework application granted for retrospective permissions required for the works to trees within Redhall House Drive (14/01076/TPO).

27 January 2015 - Listed building application currently pending consideration for internal alterations to convert the former house from offices to six residential flats. External alterations to the balustrading, existing pedestrian access and parking spaces (15/00293/LBC).

Main report

3.1 Description of the Proposal

The proposal is for the erection of eight mews buildings as an enabling development for the conversion and restoration of Redhall House.

The mews development will be located on the western edge of the site adjacent to the Water of Leith Walkway and will sit approximately 20 metres from the rear of Redhall House. The mews will run in a north to south direction and is grouped into two blocks, each with four units.

The north block is centred on the original house to form a courtyard. This block is 2 storeys in height, with a ridge height of 6.17 metres dropping to single storey within the centre. There are two 2 bedroom units with an approximate floor area of 100.6 square metres and two 2 bedroom units with an approximate floor area of 56.2 square metres.

The south block contains a total of four units and is all two storeys in height. The units are all 2 beds with kitchen/living room, bathroom and internal garage with an approximate floor area of 100 square metres.

To the rear of the mews, small gardens are to be provided.

A new public staircase is proposed between the two blocks connecting into the Water of Leith path to the west.

Materials proposed are light grey brick with larch cladding, timber windows and a standing seam cladding on the roof with aluminium rainwater goods.

Eight parking spaces are to be provided and located to the east and west of Redhall House.

Supporting Statement

A 'Design Statement' detailing design principles, access and materials is available to view on the Planning and Building Standards Online Services.

The following information was also submitted:

- Financial Justification summary;
- Tree Survey; and
- Ecological Survey.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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 comply with the development plan?

If the proposals do 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?

3.3 Assessment

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

- a) the principle of development is acceptable;
- b) the proposals will have an adverse impact on the landscape setting of the listed building;
- c) the development of the site would be detrimental to protected species, trees, or the design of landscaping;
- d) the proposed scale, design and materials are acceptable;
- e) the proposals will result in an unreasonable loss of neighbouring amenity;
- f) the proposals provide sufficient amenity for the future occupiers of the development;
- g) the proposals will affect road safety and drainage;
- h) the proposals have any equalities or human rights impacts;
- i) there are any other material considerations that justify approval or refusal; and,
- j) comments raised have been addressed.

a) The Principle of Development

Approximately 90% of the site is allocated as an 'Urban Area' within the Edinburgh City Local Plan. Housing development is permitted in principle within the Urban Area by Edinburgh City Local Plan Policy Hou 1 (Housing Development), subject to it being compatible with other plan policies.

The remaining 10% of the site is allocated as 'Open Space'. Policy Os 1 states that, "proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- a) *there will be no significant impact on the quality or character of the local environment;*
- b) *the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area; and*
- c) *the loss would not be detrimental to the wider network including its continuity or biodiversity value; and either*
- d) *there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space, or*
- e) *the development is for a community purpose and the benefits to the local community outweigh the loss."*

The proposed buildings would cover approximately 10% of the open space area and involve the loss of eight trees along with vegetation to accommodate the proposal.

The area of open space is identified as a large grassed area with mature trees on the fringes, in the Council's Open Space Audit. Whilst the site experiences a level of informal use, the small area of the site proposed for development is of limited amenity and leisure value and would not lead to a deficiency in green space provision within the site or the wider area and complies with the first part of policy Os1.

The proposal includes landscaping improvements to the south of the Redhall House which echoes the 1895 designed landscape plan and village approach, although this open space is within private ownership and will not provide any benefit to the wider community. While there is limited loss of open space, this has to be balanced against the benefit of having Redhall House restored and an exception to part (d) of the Policy is justified.

b) Landscape Setting of the Listed Buildings

The Edinburgh City Local Plan Policy Env3 states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the appearance or character of the building, or to its setting.

Setting is defined in the Scottish Planning Policy as, "*... more than the immediate surroundings of a site or a building, and may be related to the function or use of a place, or how it was intended to fit into the landscape of (or) townscape, the view from it or how it can be seen from areas around about, or areas that are important to the protection of the place, site or building*".

Paragraph 142 also states that in the case of an enabling development, "*.....any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset*".

The current setting of Redhall has been compromised with the formation of a large car park adjacent to the principle elevation. In addition, previous development on the wider land associated with the house has reduced the landscape setting.

The proposed development provides the opportunity to return a landscape setting to the principle elevation of the property and provide an appropriate setting for the listed building. The proposed new development has been appropriately positioned within the open space area so as not to dominate the existing house. The open views of Redhall House across the open space are maintained. The design of the mews allows the buildings to be subservient to the listed building.

The proposed development will not have an adverse impact on the setting of Redhall House and will comply with Policy Env 3.

c) Protected Species, removal of trees and design of landscaping

Local Plan Policy Env 16 states that planning permission will not be granted for development that would have an adverse impact on species protected under UK or European law. Prior to the granting of any planning permission it must be determined that the proposals will not have any detrimental impact on the species.

An Ecological Assessment was undertaken and submitted as part of the planning application. The assessment found no evidence of protected species during the survey. The site contains suitable habitat for both roosting and foraging bats. There will be some impact on these areas but it is unlikely to adversely affect bats. An informative on the use of a sensitive lighting scheme should be devised to minimise long term effects on bats and breeding birds and that any lighting should follow the Bat Conservation Trust Guidelines. It is also recommended that the grassland on site, which is currently amenity and semi improved grassland, should be sown with species rich flora including grasses and native wild flowers. This will increase botanical and invertebrate diversity, which would indirectly benefit foraging birds and bat species. A condition is recommended to provide further details.

Local Plan Policy Env 12 also seeks to protect trees that are worthy of retention. A tree survey has been submitted as part of the application. The proposal will result in the loss of eight out of forty six trees of mixed species some of which are in poor condition and would be required to be removed in any case. The proposal includes new tree planting for the landscaped courtyard to the front of the development and it is considered that the replacement planting will compensate for these minimal losses. A condition is proposed to require the further submission of landscaping details including tree planting.

d) Scale, Design and Materials

Policy Des 1 (Design Quality and Context), of the Edinburgh City Local Plan states that 'planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a high quality, sustainable living or working environment. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area to create or reinforce a sense of place, security and vitality. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.'

In addition, Policy Des 3 (Development Design) of the Edinburgh City Local Plan only permits development which satisfies a number of detailed design criteria. It states that development should 'have a positive impact on its setting, having regard to the positioning of buildings on the site, their height, scale and form, materials and detailing, wider townscape and landscape impacts and impacts on views.'

The Redhall House Development Brief (April 2004) states that "the areas of open space to the south, west, north and north-east (the car park) of Redhall House are part of its immediate setting and development here would be unacceptable. The brief also outlines the key challenge is to retain and enhance the importance of Redhall House as the principal element in an "estate grounds" setting. It also details that a full historical survey of the House's designed landscape should be carried out and inform the contextual analysis and landscape management plan."

The new development consists of two mews blocks shaped in a curve mirroring the shape of the western edge of the site. The north block, located directly behind Redhall House has been designed with two storey bookends with the central section dropping to single storey. This design is intended to minimise the impact on the setting of the listed building and allow undisturbed views from within the listed building. The southern block is two storeys in height and is located on the western edge to ensure the open grounds of the gardens are not encroached upon. The style of the building would be contemporary and the proposed materials are appropriate within its context, providing a modern contrast to the render on Redhall House.

The site does not fall within any of the protected view cones referenced in the Colvin and Moggridge skyline study of December 2010 as outlined in the Edinburgh Design Guidance.

e) Amenity

The proposed residential development of the site will not have a detrimental impact on neighbouring residential amenity. The proposal includes areas of open space and should be capable of providing sufficient play and green space for prospective residents. There would be no adverse noise impacts on neighbours resulting from the development.

g) Road Safety

The proposals comply with the current parking standards for residential development. No objections have been raised to the application subject to contributions being made for Safer Routes to School. Due to the position of the enabling case, as discussed in section 3.3(I), it would not be appropriate to seek the contributions in this instance.

h) Equalities and Human Rights

The layout and site levels will create an accessible development for those with mobility difficulties. Parking spaces are capable of being used as disabled spaces. Level access into dwellings is provided and there is space on the stairs to fit stair lifts, should these be required in the future. Internal layouts are relatively flexible to adaptation.

There are no issues of concern with regard to equalities and human rights.

I) Any Other Material Considerations

Enabling

In this case the applicants have put forward an argument that this is an "enabling development" which is where the new buildings being proposed are necessary to fund the future use of the existing category B listed buildings which is on the buildings at risk register. In support of the proposal, the applicant has submitted an Enabling Case Report. The applicant has presented a case that the quantum of proposed new build development is required to repair and convert Redhall House and maintain the overall landscape setting.

While there is no specific local plan policy relating to enabling development Scottish Planning Policy states:

"142. Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset."

The first element of this statement requires the enabling case to be the only means of retaining the listed buildings. In considering this question, the continued use of the listed buildings in their existing use and the redevelopment of the listed buildings alone need to be assessed.

Continued Use

Redhall House has been vacant for a number of years and the former use was as an office/ training facility for the Council. The site was disposed of to the current applicant in 2007. Due to the out of centre location and residential nature of the surrounding environs, it is accepted that the continued use of the building as an office/ training facility is not realistic.

Alternative use of listed buildings

Enabling cases frequently relate to buildings which have been derelict for many years and have little or no value. The site was purchased in December 2007 for £1,734,332. If placed on the market today, a price at this level is unlikely to be achieved. A current land value has not been provided as part of the financial case put forward by the applicant with the argument being that if the costs of the development outweigh the income then this would produce a negative land value and there would be no purchaser interest in the site. No analysis has been provided by the applicant regarding whether or not it would be possible to utilise the building for an alternative use. However, given the current condition of the property, the costs of refurbishment would be considerable regardless of the use. An alternative use of the building other than as residential is not considered to alter this assessment.

Redevelopment of listed buildings alone (conservation deficit)

The applicant has provided a cost plan for the conversion of Redhall House into six flats. In order to test the accuracy of these costs, the Council instructed an independent audit of the information provided. The costs are considered to be appropriate and not overstated for the proposed development, in view of current market conditions and comparable with similar schemes. An analysis of the costs of conversion of Redhall House to residential flats as a standalone development would result in a substantial loss. This loss is accepted, based on the price paid for the property.

It is therefore accepted that the only financially sustainable future for the listed buildings is for an enabling development to cross fund the redevelopment of the listed building and limit the overall loss.

The elements of SPP paragraph 142 in relation to design quality, protecting the listed building special interest, character and setting are assessed in detail in sections 3(a), (b), (c), and (d).

SPP paragraph 142 also requires that the enabling case represents the minimum quantum of development necessary to enable its conservation and re-use. This enabling case is slightly different as there is no developer profit from the overall scheme and the level of new build development is justified to limit the loss incurred through the conversion of the listed building. It is accepted that in financial terms the proposal represents the minimum quantum of development necessary to allow the conversion of the listed building, having had regard to the market demand in this location and the cost of redevelopment. The developer has accepted that the scheme is a loss making scheme and is seeking to limit the loss from the redevelopment of the listed building.

The case is also unusual in that there is no planning application for the conversion of Redhall House submitted with the current application. There is a historic application 08/01204/FUL which is awaiting the conclusion of an appropriate legal agreement. If permission were to be issued for this application then a legal agreement would need to be prepared to link the applications together and agree a programme of works to ensure that work on Redhall House was delivered alongside the new build works.

Archaeology

No objections have been raised to the application subject to the conditions being applied relating to a written scheme of investigation being applied to any consent for the site.

Communities and Families

Policy Com 2 of the ECLP requires a financial contribution if the new housing development would lead to an additional demand on school places. Communities and Families has confirmed that a financial contribution of £38,402 will be required for increasing secondary school capacity to accommodate extra pupils at Firhill High School and St Augustine's RC High School.

Due to the position of the enabling case and the argument being put forward of the development limiting the losses of redevelopment of Redhall House, it would not be appropriate to seek the education contributions in this instance.

Flooding

With regards to drainage, further details of the surface water management plan will need to be submitted and approved prior to any development taking place on the site. A condition is required to cover this matter.

j) Representations

A total of 37 letters of representation has been received. These are from residents a ward councillor and the Cockburn Association.

The material points raised were:

- Loss of open space - addressed in section 3.3(a);
- Overdevelopment of the site - addressed in section 3.3(a);
- No confidence the house will be developed at the same time - addressed in section 3.3(a);
- Financial summary is not credible - addressed in section 3.3(i);
- No evidence that this is an enabling development - addressed in section 3.3(i);
- Out of keeping with the setting of the listed building - addressed in section 3.3(b);
- Loss of trees - addressed in section 3.3(c);
- Materials are out of keeping - addressed in section 3.3(d); and
- Lack of parking on the site - addressed in section 3.3(g).

Support

- Edinburgh needs more housing in high amenity area.

Conclusion

The proposal complies with the Edinburgh City Local Plan Policy Env 3 (Listed Buildings - Setting), Policy Des 1 (Design Quality and Context), Des 3 (Development Design) and Non Statutory Edinburgh Design Guidance as the proposals will have an acceptable impact on the appearance and character of the building and its setting. There are no material considerations that outweigh this conclusion and approval is recommended.

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. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
4. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis _ reporting, publication, public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to safeguard the interests of archaeological heritage.

Informatives:-

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. A legal agreement shall be concluded that links and phases the implementation of planning application 08/01204/FUL for the restoration of Redhall House with the new development proposed under application 14/05302/FUL.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
5. Any designed lighting scheme shall be devised to minimise any long terms effects on bats and breeding birds and any lighting should follow the Bat Conservation Trust Guidelines.

Financial impact

4.1 The financial impact has been assessed as follows:

The Council has a financial interest in the development of Redhall House through a clause linked to the original sale of the building.

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

A total of 37 letters of representation has been received. 23 of these were received when the neighbour notification was first undertaken in January 2015, a further 14 of these were submitted when further notification was undertaken on the 1 June 2015 after amended information was submitted. One letter of support was also received.

Representations were received from the Ward Councillor, the Cockburn Association, and the Craiglockhart Community Council.

The points raised in representations are summarised in section 3.3(j).

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**

Edinburgh City Local Plan - The site is designated as an Urban Area, a Local Nature Conservation site and the area to the south of Redhall House designated as Open Space.

Date registered

23 December 2014

Drawing numbers/Scheme

01-05,

Scheme 1

John Bury

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PLACE
City of Edinburgh Council

Contact: Lynsey Townsend, Senior Planning Officer
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Links-Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan

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 12 (Trees) sets out tree protection requirements for new development.

Policy Env 15 (Sites of Local Importance) identifies the circumstances in which development likely to affect Sites of Local Importance will be permitted.

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 Env 16 (Species) sets out species protection requirements for new development.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

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.

Appendix 1

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Consultations

Transport Planning - updated response 22/012/16

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. *Consent should not be issued until the applicant has entered into a suitable legal agreement to:*
 - a. *Submit a draft travel plan prior to first occupation and a final travel plan within 12 months of that date. The travel plan should include a financial contribution to transport season tickets;*
 - b. *A financial contribution of £4,000 for Safer Routes to School*
 - c. *Contribute the sum of £2,000 for each of the following orders:*
 - i. *Disabled parking spaces, if required;*
 - ii. *All applications for TRO's to be made on commencement of the construction of the development.*
2. *All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent;*
3. *The Access Road could be upgraded to adoptable standards without disturbance to the trees, as this is considered to be a short cul-de-sac it is considered that the existing "Road" meets the Council's requirements. The "Road" could be shared surface but a separate footway could be provided if desired. The Quality Audit may determine whether a footway is required or not;*
4. *The applicant must be informed that any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents;*
5. *The internal layout of the development should be designed in accordance with Designing Streets and Quality Audits will be required. Note that Designing Streets states that a Stage 2 Quality Audit should be provided as part of the detailed planning application*

6. *Submit a draft Travel Plan and Management Agreement prior to first occupation and a final Travel Plan within 12 months of that date. The Travel Plan should include financial contribution to transport promotion measures, including contributions to, or provision of, public transport season tickets and the provision of a public and sustainable transport information pack. Reason - To encourage more sustainable travel modes in line with the Local Transport Strategy policy LU 3;*
7. *The applicant should ensure that the access road and associated car parking is large enough, and of a shape, to accommodate a turning area suitable for any vehicles which are likely to use it so that vehicles can enter and exit the site in a forward gear;*
8. *Any works affecting the existing carriageway/footway on Redhall House Drive must be carried out in accordance with "Development Roads - Guidelines and Specification".*
9. *The proposed cycle parking to be to the Council's satisfaction regarding specification, design, security and location. Cycle stand products should meet the criteria of ease of use and provide secure locking points for wheels/frame;*
10. *The visitor cycle parking for the development should be located at convenient locations, near the main entrances;*
11. *The developer must submit a maintenance schedule for any SUDs infrastructure for the approval of the Head of Planning and Transport. There must be no discharge of water onto the public road network;*
12. *Refuse storage facilities should be within 30 metres of an area which can be accessed by a refuse removal vehicle. It is recommended that the applicant discusses refuse collection with the Waste Services Manager;*
13. *Electric vehicle charging outlets should be considered for this development which includes:*
 - o *Dedicated parking spaces with charging facilities.*
 - o *Ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.*

Note:

- o *Current Council car parking standards for residential dwellings within this area (Zone 4) requires a minimum of 1 space per dwelling which equates to 8 an additional 0.25 visitor spaces per dwelling which equates to 2, giving a total of 10 spaces. There is no maximum.
The applicant proposes to provide 12 parking spaces therefore meet the minimum parking requirements.*
- o *It is unclear from the layout plan which parking spaces are for the Redhall House conversion and which spaces are for the mews development.
The development as a whole would require a minimum of 14 spaces plus 4 visitor spaces; therefore the proposed application does not meet the minimum parking requirements.*
- o *All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Head of Transport if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order. All disabled persons parking places must*

comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport

Transport Planning Response - 20/01/15

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent;*
- 2. The Access Road can be upgraded to adoptable standards without disturbance to the trees, as this is considered to be a short cul-de-sac we are comfortable that the existing "Road" meets the Council's requirements. The "Road" could be shared surface but a separate footway could be provided if desired;*
- 3. Turning areas should be provided at the ends of the access "Road" to the mews buildings, parking spaces 9,10,11,12 are not considered to be in the most appropriate locations, these spaces would require vehicles reversing for a distance that is not considered expectable;*
- 4. Submit a draft Travel Plan and Management Agreement prior to first occupation and a final Travel Plan within 12 months of that date. The Travel Plan to include financial contribution to transport promotion measures, including contributions to, or provision of, public transport season tickets and the provision of a public and sustainable transport information pack. Reason - To encourage more sustainable travel modes in line with the Local Transport Strategy policy LU 3.*
- 5. The internal layout of the development should be designed in accordance with Designing Streets and Quality Audits will be required. Note that Designing Streets states that a Stage 2 Quality Audit should be provided as part of the detailed planning application*
- 6. The applicant should ensure that the access road and associated car parking is large enough, and of a shape, to accommodate a turning area suitable for any vehicles which are likely to use it so that vehicles can enter and exit the site in a forward gear;*
- 7. The applicant should provide a swept-path diagram to demonstrate that a vehicle can enter and exit the development in forward gear, in the interests of road safety;*
- 8. The applicant must be informed that any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents;*
- 9. Refuse storage facilities should be within 30 metres of an area which can be accessed by a refuse removal vehicle;*
- 10. Any works affecting the existing carriageway/footway on Redhall House Drive must be carried out in accordance with "Development Roads - Guidelines and Specification".*
- 11. The proposed cycle parking to be to the Council's satisfaction regarding specification, design, security and location. Cycle stand products should meet the criteria of ease of use and provide secure locking points for wheels/frame;*

12. *The visitor cycle parking for the development should be located at convenient locations, near the main entrances;*
13. *The developer must submit a maintenance schedule for the Suds infrastructure for the approval of Head of Transport. This is to ensure there is no discharge of water onto the public road network.*

Consent should not be issued until the applicant has entered into a suitable legal agreement to provide:-

1. *A Financial contribution of £4,000 to Safer Routes to School;*
2. *A financial contribution to transport promotion measures, including contributions to or provision of public transport season tickets. The provision of a public and sustainable transport information pack, in order to help embed public transport habits and encourage modal shift.*

Note

Current Council car parking standards for residential dwellings within this area (Zone 4) requires a minimum of 1 space per dwelling which equates to 8 an additional 0.25 visitor spaces per dwelling which equates to 2, giving a total of 10 spaces. There is no maximum.

The applicant proposes to provide 12 parking spaces therefore meet the minimum parking requirements.

It is unclear from the layout plan which parking spaces are for the Redhall House conversion and which spaces are for the mews development.

The development as a whole would require a minimum of 14 spaces plus 4 visitor spaces; therefore the proposed application does not meet the minimum parking requirements.

All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Head of Transport if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport

Environmental Assessment

The applicant proposes to develop Redhall House into 6 flats and erect 8 new mews buildings in the grounds. The site is bordered to the north, east and south by existing residential properties. To the west is open park land.

Environmental Assessment has few concerns with this proposed development, Contaminated land issues have been considered and found to be of no concern.

It is highlighted in Edinburgh's Local Transport Strategy 2014-2019 that the Council seeks to support increased use of low emission and electric vehicles and also the extension of the network of EV charge points.

The City of Edinburgh Parking Standards for Development Management also encourages the use of EVs. It states that the Council is likely to introduce a requirement for EV charging infrastructure which depends on how charging technology evolves, this includes:

- o Dedicated parking spaces with charging facilities.*
- o Ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.*

The applicant should consider the potential for installation of EV charging infrastructure as part of this proposal. It should be noted that support is available through the Energy Saving Trust's Sustainable Transport Advice Service and Interest Free Low Carbon Loans. An informative is recommended.

Environmental Assessment has no objection to this proposed development.

Informatives:

- o Electric vehicle charge points should be installed in accordance with Transport Scotland's Switched On Scotland: A Roadmap to Widespread Adoption of Plug-in Vehicles (2013).*

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the erection of 8 mews buildings as enabling development for the restoration and conversion of Redhall House into 6 flats (the subject of a separate application).

The archaeological and historic importance of Redhall House and the surrounding estate have been recognised within the CEC's 2004 Redhall House Development Brief. Constructed in 1758 the present B-listed Redhall House was constructed as a replacement of the 13th century Castle of the same name, which stood to the north of this site on a promontory overlooking the Water of Leith until finally demolished in 1755.

Accordingly this site has been identified as occurring within an area of archaeological and historical significance. This application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan (2010) policy ENV3 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Historic Building Setting

The construction of the proposed mews buildings across the western side of the site will impact upon the setting of this regionally important historic building. The

construction of the northern mews comprising units 1-4 immediately to the rear of the house will have a significant adverse affect upon the setting of this historic building. Their construction will cut off the import key view to and from the house towards the Water of Leith, which at this location was part of an important design landscape for the House. As such this northern mews block is contra to the desires and aims of the 2004 development brief which seeks to maintain and enhance the historic setting for the House

Buried archaeology

The archaeological evidence indicates that the application site is likely to contain significant archaeological remains relating to the development of the both the 18th century House and Estate and earlier medieval estate associated with its predecessor Redhall castle. The proposed development will require significant ground breaking /engineering works associated with construction, landscaping / new services etc as such this development must be considered as having an overall moderate archaeological impact. Accordingly it is considered essential that a programme of archaeological excavation work is undertaken prior to development in order to fully excavate, record and analysis any significant buried remains affected by ground breaking.

In essence this will see a phased archaeological programme of works, the initial phase being an archaeological evaluation up to a maximum of 10% of the site and metal detecting survey. The results of this programme of evaluation will allow for the production of appropriate more detailed mitigation strategies to be drawn up to ensure the appropriate protection and/or excavation, recording and analysis of any surviving archaeological remains prior to/during construction, landscaping etc.

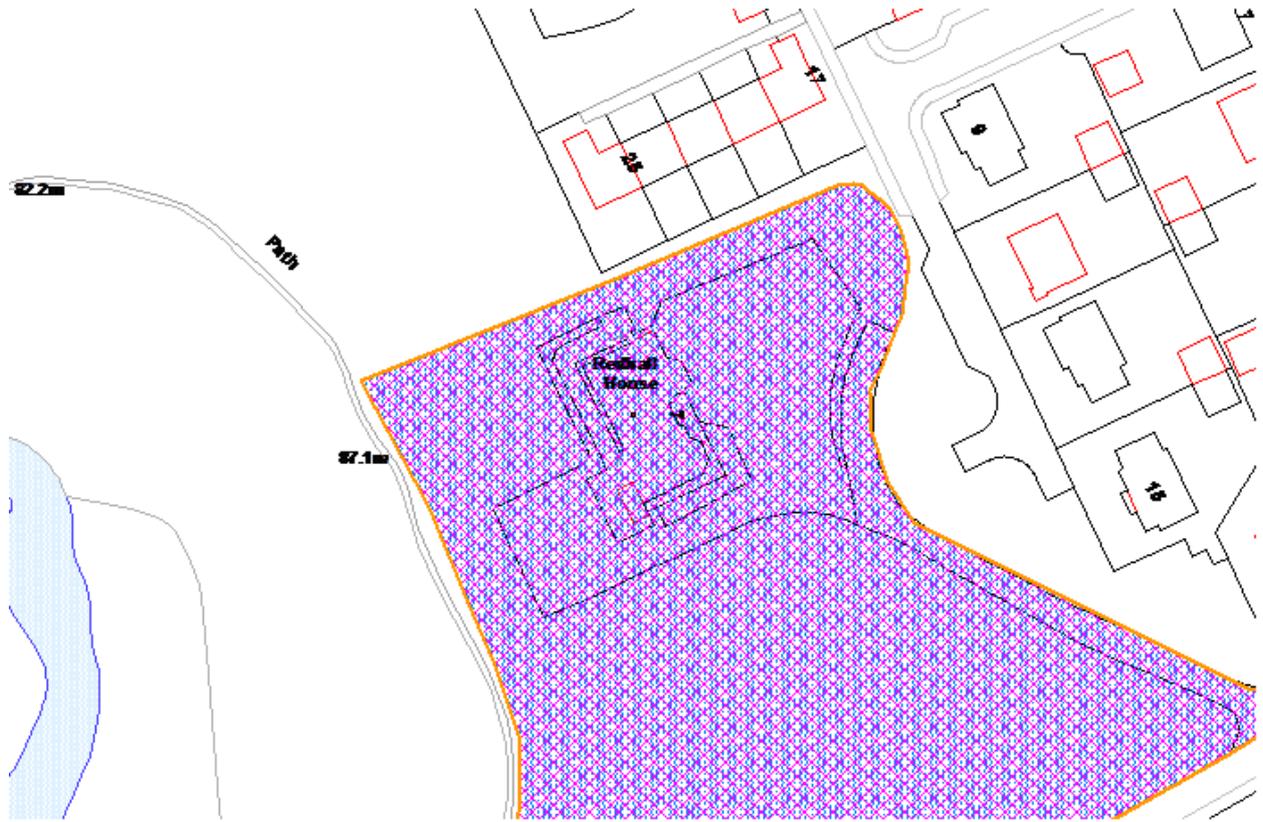
Further given the potential importance of these remains in terms it is recommended that this programme of works contain a programme of public/community engagement (e.g. lectures, viewing points, temporary interpretation boards) the scope of which will be agreed with CECAS.

It is therefore recommended that if consent is granted that in terms of the buried archaeology the following condition be attached to ensure that a programme of archaeological works is undertaken prior to construction and remediation works.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication, public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Location Plan



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