

# Development Management Sub Committee

Report returning to Committee - Wednesday 7 December 2016

**Application for Planning Permission 16/00155/FUL  
At Land 40 Metres West Of 14, Kingsburgh Crescent (off  
Waterfront Avenue), Edinburgh  
One hundred residential units, comprising a mix of three to  
four storey townhouses and two seven storey apartment  
buildings.**

<b>Item number</b>	5.2
<b>Report number</b>	
<b>Wards</b>	A04 - Forth

## **Recommendations**

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

## **Background information**

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This application was previously considered by Committee on 1 July 2016.

The Committee agreed to approve the application subject to a legal agreement on developer contributions and a number of conditions. Conditions 2 and 3 are as follows:

2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved by the Development Management Sub-Committee before work is commenced on site.
3. Sample/s of the proposed materials shall be submitted to and approved by the Development Management Sub-Committee before work commences on site.

The purpose of this report is to seek Committee approval of the proposed materials.

## Main report

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The materials proposed are as follows, and accompany the visuals available to view on the Council's Planning and Building Standards online services website. Samples will be available for the Committee to view:

- Marked on approved drawings as 'textured light buff brick'. This will be Wienerberger Marziale light buff brick, for the corner apartment building as well as the Waterfront Avenue townhouses and The Walk apartment building.
- Marked on the approved drawings as 'textured dark grey brick'. This will be Wienerberger Pagus grey/black brick, for parts of the corner apartment building as well as the entirety of The Walk townhouses.
- Marked on approved drawings as 'dark grey metal cladding'. This will be VMZinc product in the Anthra-Zinc finish. The zinc will be used in the following locations on the buildings:
  - Cladding to balcony portals on the Walk apartment building;
  - Portal frames to entrance canopies on the Waterfront Avenue townhouses;
  - Panels between windows on the courtyard elevation of The Walk townhouses;
  - Cladding to entrance canopies on the Corner Apartment building; and
  - Edge detail to balconies/decks on all buildings.
- Marked on approved drawings as 'dark stained timber strip cladding panels'. This will be Russwood Siberian Larch. The stained timber will be used in the following locations on the buildings:
  - Panels between buildings on all buildings;
  - Cladding to recessed balconies; and
  - Cladding to the central bin/cycle store/CHP plant fronting on to Kingsburgh Crescent.

### Conclusion

The proposed materials are appropriate and will result in a high quality development. It is recommended that Committee approves the external materials to enable Conditions 2 and 3 to be discharged.

### Links

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#### **Policies and guidance for this application**

CITD1, CITD2, CITD3, CITD4, CITD5, CITD6, CITH1, CITH2, CITH3, CITH4, CITH7, CITT4, CITT5, CITT6, CITCO2, CITT3, CITT2, NSGD02, NSDCAH, NSMDV, NSP,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=O0ZR23EWMH800>

Or [Council Papers online](#)

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