

Development Management Sub Committee

Wednesday 7 December 2016

Report for forthcoming application by

Quartermile Ventures. for Proposal of Application Notice

16/04412/PAN

**At Land 100 Metres South Of 1, Lauriston Place, Edinburgh
Proposed residential development (91 units) and ancillary
works together with commercial use at ground floor level at
Q26 and Q27.**

Item number	9.3
Report number	
Wards	A10 - Meadows/Morningside

Summary

The purpose of the report is to inform the Development Management Sub-Committee of a forthcoming planning application for new residential development (91 units) together with commercial uses at the ground floor, to be located immediately south of the former Surgical Hospital within the Quartermile site at 1 Lauriston Place.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 5 September 2016.

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 application site is located on the south side of Lauriston Place at the north-east corner of Quartermile - a residential, commercial and leisure development occupying the former Royal Infirmary of Edinburgh site (RIE).

Specifically, the site is located within the partly enclosed southern courtyard area of the category A listed (ref. 30306, listed on 31.05.1994) former surgical hospital (also known as the Bryce Building). The former Surgical Hospital is a sandstone constructed, symmetrical, three storey, attic and basement Scots Baronial style building by David Bryce with four pavilions projecting to the north and south and later alterations and additions.

The site is bounded to the south by Porters Walk, a pedestrian link which connects with Middle Meadow Walk to the east and the previously developed parts of the Quartermile development to the west and south.

Quartermile has been redeveloped on a phased basis following an original masterplan dating from 2002. The majority of the Quartermile site has now been built out with this project and redevelopment of the adjacent former surgical hospital building represents the final phases of development.

The site is within the Edinburgh World Heritage Site.

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

2.2 Site History

There is an extensive development history related to the site and the adjacent former surgical hospital. The most relevant is summarised as follows:

19 July 2004 - Planning permission granted at the Royal Infirmary site (1 Lauriston Place) for mixed use development of hotel, residential flats, retail, food + drink, office, public house, leisure, hard + soft landscaping, boundary enclosures, vehicular, pedestrian, service access roads and removal of appropriate trees (as amended). The application included the conversion of the former surgical hospital to a hotel with retail at the ground floor, and the erection of new buildings to the south of the former Surgical Hospital comprising office, residential, leisure and retail uses (application number 02/01662/FUL).

1 September 2004 - Listed building consent for part demolition, alteration and extension to the former surgical hospital and lodge (application number 02/01664/LBC).

13 July 2006 - Listed building consent granted for alteration and extension to the surgical hospital/Q1 (application number 05/03892/LBC).

10 March 2008 - Planning permission granted for amendment to planning permission 02/01662/FUL, change of use of surgical building to residential/leisure; change of use of Q5 to residential/commercial/retail; demolition of Redhome with formation of new public space and erection of office/retail/leisure building; change of use of Sidney Mitchell buildings to hotel and amendment to Q10 with associated increase in affordable housing units and associated car parking and landscaping (application number 05/03894/FUL).

29 January 2015 - Proposal of Application Notice (PAN) approved for change of use to residential and proposed alterations and extension to surgical hospital building to form residential development with Class 1 (retail), 2 (business), 3 (food and drink) uses at ground floor (application number 15/00126/PAN).

Proposal of Application Notice (PAN) pending decision for Former Royal Infirmary Site, 1 Lauriston Place, Edinburgh for proposed change of use and conversion of the category A listed surgical building of the former Royal Infirmary of Edinburgh, and the category B listed gatehouse, boundary and forecourt, to provide an educational facility for Edinburgh University. The proposals include repair, refurbishment and alterations to the original fabric, some areas of removal, addition of new build elements, alterations to hard and soft landscape and addition of new public space. The gross floor area of the proposed development is circa 20,000sqm which includes 5,000sqm of new build accommodation (application number 16/04490/PAN).

Main report

3.1 Description Of The Proposal

An application for planning detailed permission will be submitted for new residential development (91 units) together with commercial uses at the ground floor, to be located immediately south of the former Surgical Hospital within the Quartermile site at 1 Lauriston Place.

With the exception of the uses and number of residential units, no details have been provided on the proposed development.

3.2 Key Issues

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

a) the development is acceptable in principle having regard to the development plan;

The site is identified in the adopted Edinburgh Local Development Plan (LDP) as part of City Centre Proposal CC 4 Quartermile. The suitability of the proposed use in this area will require to be assessed against LDP Policy Del 3 - City Centre.

These proposals encourage the regeneration of the site through the creation of a sustainable, mixed use urban community including the provision of community facilities and new civic spaces whilst retaining and providing a new setting for the listed buildings on the site.

b) the design and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The proposals will come forward as a detailed application and will be supported by documents including a Design and Access Statement and other relevant technical assessments. The proposed development will be assessed under the relevant design policies of the LDP, as well as the Edinburgh Design Guidance.

c) the impact on the historic environment;

The suitability of the proposal in relation to the site's conservation area location and the impact of the development on the setting of and views to the listed building and the Outstanding Universal Value of the Edinburgh World Heritage Site will require to be demonstrated.

The development will be assessed against LDP Policies Env 3 - Listed Buildings - Setting, Env 6 - Conservation Areas - Development and Env 1 - World Heritage Site.

d) access arrangements are acceptable in terms of road and pedestrian safety, public transport accessibility and servicing arrangements;

The application should have regard to transport policies of the LDP. Transport information will be required to support the proposal.

e) there are any other environmental factors that require consideration;

In relation to other environmental impacts, it is expected that the following supporting information will be submitted with the application:

- Design and Access Statement including assessment of impacts on historic environment, views, landscape and a development schedule;
- Planning Statement;
- Pre-application Consultation Report;
- Sustainability Statement;
- Transport Statement;
- Noise Impact Assessment;
- Flood risk and surface water management information;
- Archaeological information;
- Landscape and planting proposals; and
- Daylight, sunlight and privacy assessment.

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 16/04412/PAN) outlined that a public consultation event was to be held on Wednesday 26 October 2016 at Residence Inn Marriott, 36 Simpson Loan, Quartermile, Edinburgh.

An advert was placed in the Scotsman and Evening News on Monday 17 October 2016 and the following parties were issued with a copy of this PAN by the applicant on 6 September 2016:

- Local Ward Councillors; and
- Tollcross Community Council.

The results of the community consultation 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.

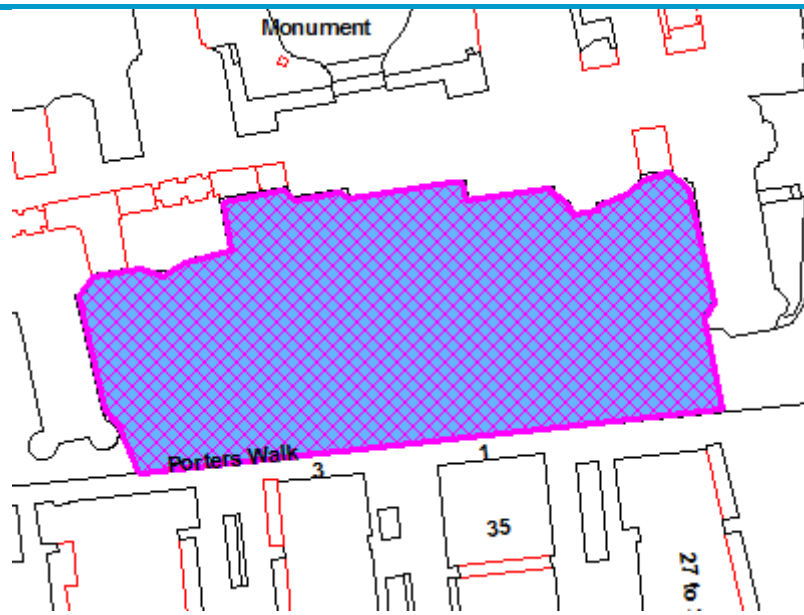
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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.

Location Plan



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