

Development Management Sub Committee

Report returning to Committee - Wednesday 19 April 2017

**Application for Listed Building Consent 16/05400/LBC
At Former Royal Infirmary Site, 1 Lauriston Place, Edinburgh
Enabling works in advance of the scheme for restoration and
re-use of the building as an education facility by the
University of Edinburgh, comprising:**

- External down-takings including front & rear extensions, balconies, roof walkways, gatehouse, forecourt walls & railings**
- Internal down-takings & strip out including non-load bearing partitions, ceilings, floor finishes, NHS equipment and asbestos**
- Temporary structural works, temporary weatherproofing & roof repairs (as amended).**

Item number	5.2
Report number	
Wards	A10 - Meadows/Morningside

Recommendations

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

Background information

The application was continued at the Development Management Sub-Committee of 22 February 2017 to consider the matter for information on the significant economic and public benefits of the demolition of the gatehouse and piers and why demolition was essential to achieve these benefits.

The application has since been amended to omit the following works:

- demolition of the gatehouse;
- removal of the section of railings, walls, inner set of gatepiers and twin sets of gates in front of the gatehouse; and
- removal of the single and part two-storey, sandstone-built, former operating theatre blocks.

The remaining works are as detailed previously and are supplemented with revised drawings detailing the proposed downtakings, temporary works and repairs and the proposed external fabric repairs to the south-west ward wing (Wing E).

Supporting Documents

The supporting Conservation Statement has been revised and is available to view on the Planning and Building Standards online services.

Main report

The amended application is for downtakings and temporary works to enable the comprehensive repair and restoration of the most significant parts of this category A listed building. This is in advance of the submission of planning permission and listed building consent applications for the comprehensive restoration and re-use of the building by the University of Edinburgh as a new entrepreneurial education facility.

The building is in a poor state of repair after nearly fifteen years of vacancy and the proposed works have been amended to include only those works that had been granted listed building consent under previous application references 02/01664/LBC and 05/03892/LBC.

The remaining works comprise the following:

External Downtakings

- removal of modern structures in the courtyards between the north ward wings;
- removal of the modern infills between the turrets of the wards at each floor;
- dunting of the two four-storey, sandstone-built, former classroom blocks on the south elevation;
- removal of the altered sandstone bays at the inner ends of the south ward wings;
- dunting of the modern extensions at roof level.

Internal Downtakings

- remove non-load bearing partitions, suspended ceilings, raised floors and redundant services, NHS equipment and asbestos;
- remove 37 donor boards from the areas to be demolished and areas where plaster and lath needs to be stripped off the walls;

Roof Works

- erect temporary roof coverings comprising profiled metal on timber posts or bituminous felt on plywood decks to internal areas exposed by the proposed demolition works.

A full assessment of these proposed works is detailed in section 3.3 b) of the main report.

The removal of the modern structures in the courtyards between the north ward wings is acceptable as these are later additions to the former operating theatre blocks and are of no intrinsic historic and architectural merit.

The proposed external and fabric repairs do not require listed building consent as only decayed or damaged original fabric will be removed and replaced with matching materials. This includes the window repairs to Wing E.

Internally, there is severe plaster decay in many areas and this will have to be stripped off the walls and ceilings in these areas. This is acceptable conservation practice in terms of the long-term survival of the listed building.

Conclusion

The amended proposals comply with the development plan and non-statutory guidelines and have no adverse effect on the character of the listed building or character or appearance of the conservation area. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

It is recommended that the application is granted.

Links

Policies and guidance for this application

LEN04, LDPP, LEN06, LEN01, NSG, NSLBCA, CRPMAR,

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=OG235IEWMIN00>

Or Council Papers online

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