

# Development Management Sub Committee

**Wednesday 21 June 2017**

**Report for forthcoming application by**

**University Of Edinburgh. for Proposal of Application Notice**

**17/02120/PAN**

**At 1 - 2 George Square, Edinburgh, EH8 9JZ**

**Refurbishment and extension of Teviot Row House, Bristo Square (student Union Building), demolition of existing building at 1 George Square and erection of a new building which will house the student service department.**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	B15 - Southside/Newington

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the refurbishment and extension of Teviot Row House, Bristo Place (the student union building), the demolition of the existing building at 1 George Square, and erection of a new building which will house the student service department.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 17/02120/PAN on 10 May 2017.

## Links

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**Coalition pledges**

**Council outcomes** CO7, CO19, CO23

**Single Outcome Agreement** SO4

## Recommendations

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

## Background

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### 2.1 Site description

The site is 0.6 hectares in area and forms part of the University of Edinburgh's buildings to the south of the City Centre. The site includes Teviot Row House (the student union building) and 1 George Square, as well as Charles Street Lane.

At present, the areas surrounding the site are occupied by other university buildings, and the wider area comprises bars, restaurants and residential properties.

Teviot Row House is a category B listed building (listed 14/12/1970, amended 17/7/2015, LB reference: LB27998). Teviot Row House is within the World Heritage Site. Both Teviot Row House and 1 George Square are within the South Side Conservation Area.

This application site is located within the Southside Conservation Area.

### 2.2 Site History

3 June 2004 - The Planning Committee approved the 2004 George Square/Bristo Square Masterplan.

14 May 2009 - The Planning Committee approved the University of Edinburgh: Public Realm and Signage Masterplan (Central Area Campus).

## Main report

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### 3.1 Description Of The Proposal

An application for full planning permission will be submitted for the refurbishment and extension of Teviot Row House (the student union building), the demolition of the existing building at 1 George Square, and the erection of a new building which will house the student services department. No details have been submitted with regards to scale or design.

### 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 within the Urban Area in the Edinburgh Local Development Plan (LDP). The site is also located within the World Heritage Site and the South Side Conservation Area.

The proposals would therefore be required to be justified in terms of the impact on the World Heritage Site and Outstanding Universal Value, as well as the impact on the character and appearance of the South Side Conservation Area. The 2004 Masterplan would also be a material consideration.

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

The application will be for full planning permission. A design and access statement will be required to accompany the application, as well as a range of supporting visual information.

**c) Access arrangements are acceptable;**

The proposal should have regards to transport policy of the LDP and Designing Streets. Consideration should be given to the impact on roads and access to public transport.

Transport information will be required to support the application. This will include information on sustainable travel.

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

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

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Townscape and Visual Impact Appraisal;
- Surface Water Management Plan;
- Air Quality information;
- Heritage/Conservation Plan;
- Noise Impact Assessment; and
- Phase 1 Habitat and Protected Species Survey (for the presence of protected species in the buildings proposed to be demolished).

The proposals will also be screened for an Environmental Impact 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**

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

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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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**

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

## **Consultation and engagement**

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### **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: 17/02120/PAN) outlined a public exhibition to be held on 27 June 2017 at Teviot Row House.

Also notified of the proposals were:

- Historic Environment Scotland;
- The Cockburn Association;
- World Heritage Edinburgh;
- Architectural Heritage Society of Scotland;
- Southside Community Council;
- Old Town Community Council;
- Edinburgh University Student Association;
- University of Edinburgh Student Services; and
- All ward councillors.

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

## **Background reading/external references**

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- 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](#)

**David R. Leslie**

Chief Planning Officer  
Planning & Transport  
Place

Contact: Lesley Carus, Senior Planning Officer  
E-mail:lesley.carus@edinburgh.gov.uk Tel:0131 529 3770

## Links

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### 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.

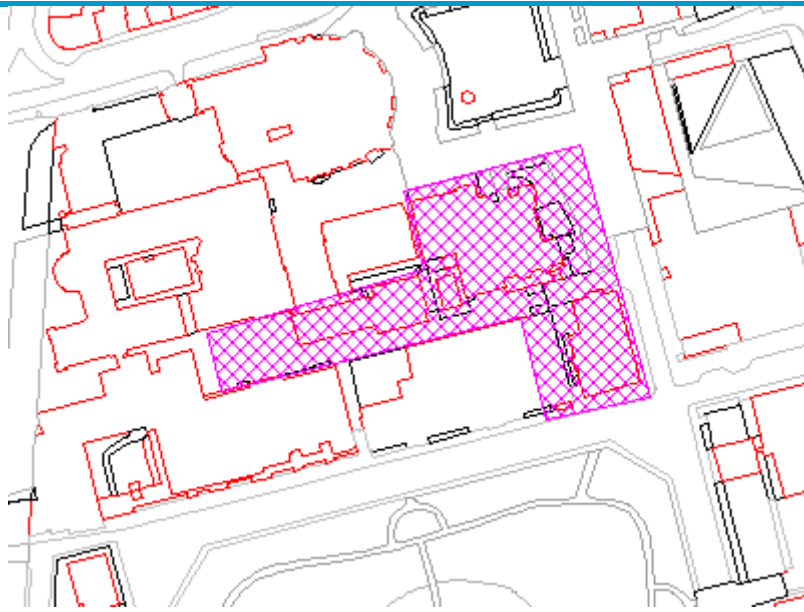
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

## Location Plan

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