

# Development Management Sub Committee

Wednesday 6 February 2019

## Application for Conservation Area Consent 18/02720/CON At Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh Substantial demolition in a Conservation Area.

Item number	6.1(c)
Report number	
Wards	B15 - Southside/Newington

### Summary

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The proposed demolition accords with the guidance set out within Historic Environment Scotland's document "Managing Change in the Historic Environment" and non-statutory guidance. The loss of the buildings is necessary for the related redevelopment proposals that will enhance this part of the conservation area. The associated benefits from the redevelopment of the site outweigh any townscape or heritage loss. There are no material considerations that outweigh this conclusion.

### Links

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<a href="#">Policies and guidance for this application</a>	LDPP, LEN02, LEN05, NSG, NSLBCA, CRPMAR, OTH,
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# Report

## **Application for Conservation Area Consent 18/02720/CON At Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh Substantial demolition in a Conservation Area.**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The site is approximately 1.72 hectares in area. It lies to the south of the Meadows, and is bounded by Sciennes Road, Sylvan Place, Rillbank Crescent, and Millerfield Place.

The site is currently occupied by a variety of buildings which make up the accommodation for the Royal Hospital for Sick Children. The main hospital building is a Category B listed building (LB30480, listing date 15/01/92), built in 1892-95, designed by George Washington Browne. The building is formed in a U-shaped block framing a courtyard area, with the principal elevation addressing Sciennes Road to the south. The central administrative block extends to four storeys in height and the two symmetrical ward wings are three storeys in height.

The hospital building has been altered over the years and has lost significant external detailing. It has had several additions made to it and new linkages between buildings provided.

To the north east is a mortuary chapel, also designed by George Washington Browne (1895) built at the same time as the main hospital building. This building is Category A listed (LB52347, listing date 26 May 2015) and contains the first complete mural scheme by Phoebe Traquair, one of only three in Scotland. The mortuary chapel building was extended in footprint (1904) and height by an additional storey (1931).

A pharmacy store building is located to the immediate east of the main hospital building, adjoining the boundary with Sciennes Primary School. This is a single storey building with pitched slate roof, and is likely to have been built in the late 19th century.

Hospital related uses expanded into surrounding terraced villas located on Rillbank Terrace (both sides) and Millerfield Place (west side) during the 20th century, and several properties have been extended to the rear to provide additional accommodation. There have been further additions of modular buildings to the rear of Rillbank Terrace/ Millerfield Place, which result in a dense and somewhat cluttered built environment within this part of the site.

To the south of the site is Sciennes Road, along which a strip of open space is located along the southern edge, used in part by Sciennes Primary School as outdoor play space. Detached residential properties back onto Sciennes Road, and this residential character extends into the Grange neighbourhood of the city to the south of the site. 15 and 17 Hatton Place is a residential dwelling located to the immediate south of the open space strip, and is a category C listed semi-detached property (LB30339, listing date 15 January 1992). The rear elevation of this building is located opposite the main hospital building.

The north of the site is bounded by Rillbank Terrace which runs parallel to Melville Drive, separated by a strip of grassy open space within which mature trees are situated. The extensive open space of the Meadows lies beyond Melville Drive, giving the northern edge of the site an open aspect, punctuated by the mature trees.

The east of the site is bounded by Millerfield Place which comprises a row of Category C listed terraced properties (LB30455, listing date 15 January 1992) which are in private residential use, and the Category B listed Sciennes Primary School (LB30479, listing date 15 January 1992).

The west of the site is bounded by Sylvan Place, which contains a mix of tenement and terraced residential properties. Several terraced residential properties (Nos 1-5 Sylvan Place, to the northern end (west side) of Sylvan Place and Nos. 1-7 Fingal Place are Category B listed (LB30483, LB30484 and LB30371, listing date for all groupings 14 December 1970).

The wider surrounding area is predominantly residential in character, comprising a mixture of tenements and terraced properties to the north of Sciennes Road, and less dense, detached residential properties to the south of Sciennes Road. Marchmont local centre is located approximately 100m to the west of the site boundary and contains a mix of retail and commercial uses at the ground floor levels of tenement buildings.

There are a total of 28 trees present on the site currently, which are varying in quality and condition.

Access into the site at present is located via Rillbank Terrace to the north, Sciennes Road to the south and Sylvan Place to the west.

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

## **2.2 Site History**

13 June 2018 - Planning Application submitted for mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings. Application currently pending determination. (Application reference 18/02719/FUL).

20 June 2018 - Application for listed building consent submitted for internal and external alterations of Category B-listed Main Building of the Royal Hospital for Sick Children to convert to residential use including rear extensions, minor alteration, including sensitive reinstatement and repair of the building. Application pending determination. (Application reference 18/02722/LBC).

20 June 2018 - Application for listed building consent submitted for Internal and external alterations of Category C-listed Nos. 11-21 (inclusive) Millerfield Place to convert to residential use including rear extensions; minor alteration, including sensitive reinstatement and repair of garden boundary walls. Application pending determination. (Application reference 18/02723/LBC).

20 June 2018 - Application for Listed Building Consent submitted for Internal and external alteration to Category A- listed Mortuary Chapel building to convert to public and residential use; conservation and repair of murals in situ; removal of 20th century hospital extensions with associated fabric repairs and reinstatement, currently pending determination. (Application reference 18/02725/LBC).

## **Main report**

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### **3.1 Description Of The Proposal**

Demolition is required to facilitate the mixed use re-development of Royal Hospital for Sick Children (RHSC) site, as per the associated application for planning permission (18/02719/FUL).

The proposal is for the demolition of approximately 4885 sqm of later extensions to the Royal Hospital for Sick Children at Sciennes Road. Buildings for demolition include:

- All hospital buildings fronting the eastern side of Sylvan Place including all adjoining portacabins, standalone service buildings, an electrical substation and steel containers. This grouping includes the former Outpatients building;
- 1 Rillbank Crescent;
- Link and ancillary standalone buildings to the south (rear) of the main hospital building;
- Portacabins to the rear of Rillbank Terrace; and
- Extensions and plant room to the rear of properties on the western side of Millerfield Place.

#### *Supporting information*

The applicant has submitted the following documents in support of the application which are available to view via the Planning and Building Standards Online Services:

- Planning Statement;
- Design and Access Statement; and
- Heritage Statement.

### 3.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

In determining applications for conservation area consent, the Development Plan is not a statutory test. However the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

### 3.3 Assessment

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

- a) the demolition will adversely affect the character and appearance of the conservation area;
- b) any impacts on equalities or human rights are acceptable; and
- c) comments raised have been addressed.

#### a) Impact of Demolition on Conservation Area

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal identifies the essential architectural character of the Marchmont area as *"well-proportioned tenements planning in long blocks that take advantage of the gently sloping site. Scots Baronial style is noted as the principal architectural style, and tenemental front gardens provide setting to buildings. The area is characterised by Victorian and Georgian tenemental perimeter blocks that are of uniform height, massing and use of stone and slated roofs. There is a predominance of residential uses within the area, and the mature landscape of the Meadows and Bruntsfield Links with its rich historical background forms the core of the Conservation Area. The main RHSC building is identified as a focal point within the Conservation Area"*.

The character appraisal describes the success of the area as being in the diversity of detailing contained within a carefully controlled development. These principles should be applied to new development. The character appraisal welcomes the conservation of existing and provision of new trees and encourages the reinstatement of historically accurate railings to enhance the general streetscape. In addition, it notes that new development should take the opportunity to reduce on-street clutter caused by bins and other street furniture.

The demolition of an unlisted building within a conservation area, in accordance with policy Env 5: Conservation Areas - Demolition of Buildings, will only be allowed in exceptional circumstances. The proposal must be considered against the tests set out in policy Env 2: Listed Buildings - Demolition, in conjunction with Env 5, essentially meaning that it is assessed in the same manner as the demolition of a listed building. The Historic Environment Scotland Planning Statement (HESPS) (2016) sets out that such applications for demolition will be assessed against:

- a) the importance of the building;

- b) the condition of the building;
- c) the economic viability of reusing the building; and
- d) the wider public benefits.

In general, HESPS states Conservation Area Consent should only be granted for the demolition of buildings that are deemed not to make a contribution to the character and appearance of the conservation area when accompanied with proposals for acceptable replacement buildings or good quality development and design that will preserve and enhance the character and appearance of the conservation area.

The impact that demolition will have on the character of the conservation area based on the above assessment criteria has been considered for each of the building groupings set out for demolition. It is noted that Historic Environment Scotland (HES) has raised no objections to the demolition but has provided comments on the proposed demolition of 1 Rillbank Crescent and the former Outpatients Building on Sylvan Place. These are considered specifically in the assessment below.

#### *Main hospital extensions and ancillary buildings*

The Surgical building (1990) A&E building (1992) and infill link building (1959) are located in the south west of the site and form a large extension to the west of the main hospital building, occupying the corner between Sylvan Place and Sciennes Road. The former Outpatients building (1903) is set within this series of buildings, but will be assessed separately below.

This building grouping have been constructed in a variety of styles and materials and does not present a cohesive or positive addition to the main hospital building. They obscure the western elevation of the main hospital building and are not representative of the characteristics of the wider Conservation Area. Internally, they are designed to function as hospital buildings and would present difficulties in conversion to alternative uses. They are not considered to make a positive contribution to the townscape character, and their demolition is acceptable.

The ancillary buildings located to the southwest of the site along the Sylvan Place boundary have developed in a piecemeal manner, and provide buildings for storage and servicing of the main hospital. These building types do not offer a straightforward opportunity for conversion to alternative uses due to their bespoke functional nature. The buildings present a broken, inactive frontage to Sylvan Place, and allow for open views into the rear of properties along Rillbank Terrace. They do not complete the block, and have a detrimental impact on the character of the street.

The development of these buildings has resulted in the removal of boundary walls, rear gardens and rear extensions to villas of Rillbank Crescent in order to locate these buildings and an associated car parking area. These buildings do not contribute positively to the character of the Conservation Area, and their demolition is acceptable.

Existing boundary walls around the main hospital building will be retained and refurbished where feasible. New stone walls will also be provided across the site which will contribute to and enhance the conservation area. A portion of the stone wall along Sciennes Road will be removed to allow new pedestrian access route through the site to be formed. This loss is acceptable given the wider development context and benefits that the new area of public realm will bring to the area.

### *Former Outpatients Building*

The Former Outpatients building occupies a frontage directly onto Sylvan Place and is adjoined to the main hospital building by the later A&E building and surgical buildings which flank it on either side. It is a two storey largely symmetrical building faced in buff sandstone, comprised of seven bays with the two outer bays being slightly larger. The building has been absorbed into the wider hospital functions and is no longer coherent as an individual building. The HES listing for the main hospital building notes that the former Outpatients building is not considered to be of any special interest in listing terms.

The building is two storeys in height, meaning it conflicts with the predominant nature of the conservation area, which is characterised by a mix of four and five storey Scottish Baronial tenements. The building has a stone frontage and presents a relatively severe frontage, positioned directly onto the pavement of Sylvan Place. The architecture of this building does not relate to the main hospital building. The applicant has noted that whilst designed by the partnership of Peddie Washington Browne, the Outpatients building is of the Edwardian Renaissance style, a style that George Washington Browne did not move in the direction of until slightly later, and therefore it is unlikely to have been designed by him. With the exception of the main frontage, the building has long been absorbed into the wider hospital functions and uses and is not coherent as a separate building. This makes it unviable to retain and convert the building for alternative uses.

It is recognised that, whilst lacking in detailed architectural quality, the former Outpatients building makes some contribution to the character of the street through its use of traditional materials. However, the building is difficult to appreciate at street level, and its location part way along the street means that it does not relate well to the surrounding buildings, or form part of a coherent group of buildings. Furthermore, the overall character of Sylvan Place is compromised by the break down in continuity and consistency along the eastern side of the street as a result of the incremental development of the hospital buildings.

With the exception of the entranceway to the Outpatients' building which provides access to the A&E department, the buildings on the eastern side of Sylvan Place are inward facing and relate poorly to the street. This would impact adversely on any future conversion of the building, as this poor quality relationship would continue.

Consideration has been made to the proposed design replacement for this site further on in this report, and it is noted that the proposed buildings fronting onto Sylvan Place will as a whole, be set back from the street frontage by 2.5m to 3.2m, which reflects the existing set back present along much of the western side of Sylvan Place. Were the Outpatients building be retained, it would not be possible to achieve this extent of building set back along the east side Sylvan Place, nor would an improved pattern of fenestration and vertical articulation be achieved. All of these elements of the proposed design would contribute to an improved rhythm in the building frontage of the eastern side of Sylvan Place, and overall sense of balance of scale across Sylvan Place as a whole.

In summary, it is considered that retention of this building would preclude the opportunity to create an overall improvement to the character and appearance of the street. The proposed redevelopment of the complete western side of the block provides the optimum opportunity to achieve this objective. The proposed demolition of the Outpatients building is therefore considered in balance to be appropriate and acceptable.

### *1 Rillbank Crescent*

1 Rillbank Crescent occupies the end unit of a short terrace of three north facing townhouses, contemporary with Rillbank Terrace. The terrace does not reach the corner with Sylvan Place, and instead ends abruptly with a gable end facing onto a single storey outbuilding extension, leaving an irregular area of open space. This does not follow the predominant pattern of a corner tenement pavilion being present as is found at the north end of adjacent streets, and on the opposite corner of Sylvan Place and Fingal Place. The existing building form of 1 Rillbank Crescent therefore provides a weak spot in the overall urban structure, which is not in-keeping with the wider pattern of development. It has a detrimental impact on the wider townscape. This is particularly apparent when viewing the street frontage of Rillbank Crescent from the wider context of Melville Place and the Meadows, where the missing pavilion corner at Sylvan Place is clearly evident, and interrupts the prevailing pattern of development.

It is recognised that 1 Rillbank Crescent does offer some contribution to the townscape and character of the Conservation Area due to its traditional architectural form, and role within the short terrace of Rillbank Crescent. However, it is noted that 1 Rillbank Crescent has been altered externally more significantly than the adjoining properties on Rillbank Crescent through a series of alterations. These include the removal of original outbuildings on the corner of Sylvan Place and replacement with a chemical store in the late 20th century, addition of dormer windows, and removal of chimney pots and an ashlar balustrade parapet with dies. The contribution that the building makes to the overall terrace is lessened by these alterations. Furthermore, the development of land to the rear of Rillbank Crescent has led to the loss of rear garden areas and boundary walls, further diminishing the historical value of the building and its grounds.

No specific information has been made available regarding the condition of the building due to its current use as a hospital facility. The retention and conversion of 1 Rillbank Crescent in its current form would remove the opportunity to provide a pavilion form of development on this corner which reflects the pattern of the wider townscape. Due to the location of the existing end terrace set away from and adjacent to a gap corner site, its incorporation as part of a new building to return along Sylvan Place or new development is difficult and would compromise the development. In this regard, re-use of the existing building would not make a positive contribution to the overall townscape and character of the wider conservation area.

The design of the alternative proposal for this block is considered in section 3(c) below. It seeks to create a strong pavilion form at the corner of Sylvan Place and Rillbank Crescent, which will connect to the existing properties on Rillbank Crescent and more effectively punctuate the street corner to complete the prevailing pattern of nearby streets. Traditional materials and a simple architectural form are proposed.

On balance, it is considered that the architectural value that 1 Rillbank Crescent contributes to its immediate location on the street at present does not match the potential to improve the overall urban form and townscape of the wider Conservation Area. It is concluded that the demolition of this property in this instance is appropriate, and that any local impact on the character of the street through the loss of the building will be offset and enhanced by the overall improvement to the wider townscape character.

#### *Portacabins to the rear of Rillbank Terrace*

Several portacabins are located to the rear of Rillbank Terrace, providing a range of ancillary hospital uses included a cafeteria. These are not visible from the surrounding streets and are of a cluttered and unplanned nature. They do not make a positive contribution to the character of the conservation area. In this regard, there is no requirement to assess these against the provisions of policy Env 2, and their demolition is considered to be acceptable.

#### *Millerfield Place extensions and plant room*

The recent extensions to the rear of properties on Millerfield Place are piecemeal in nature, and are not visible from the surrounding streets. They are of mixed quality and materials and are not considered to make a positive contribution to the character of the Conservation Area. In this regard, there is no requirement to assess these against the provisions of policy Env 2, and their demolition is considered to be acceptable.

#### *Replacement Development*

The proposed redevelopment of the site is the subject of a separate application for planning permission (reference 18/02719/FUL). The assessment of the full planning application addresses the issues of the principle of the proposed use, the development's impact upon the character and appearance of the conservation area, setting of the listed building, design, transport, amenity, landscape, infrastructure, sustainability, equalities and all other material considerations, including public representations.

The proposed mix of residential development, student housing and community space is acceptable in principle in this location, and is in keeping with the prevailing use characteristics of the conservation area.

The contemporary design, scale and massing of the proposed new buildings (affordable housing and student housing blocks) are subservient to the main hospital listed building, and use an appropriate mix of traditional and contemporary materials. They respond appropriately to the existing building heights and forms in the surrounding area. The proposals will allow for an increased set back of buildings along the Sylvan Place frontage, which will balance with existing front garden grounds on the western side of the street and improve the streetscape.

The proposed affordable housing block will remove the existing corner void at Rillbank Crescent and Sylvan Place and form a new pavilion building on this corner. This will more effectively "bookend" Sylvan Place, following the existing wider street pattern of the wider area and improving the balance and structure of the townscape.

These interventions will have a positive impact on the character of the conservation area, and will strengthen the positive characteristics that already exist.

### *Summary*

The redevelopment will significantly improve the main hospital building by removing later extensions that have adversely impacted this built heritage asset and the character of the surrounding area. The demolition of the contemporary hospital extensions and ancillary buildings will have a wholly positive impact, as these make no contribution to the conservation area at present, and detract from the original design of the hospital building.

The demolition of unlisted historic accretions to the original buildings, including 1 Rillbank Crescent and the former Outpatients building provide an opportunity to significantly improve the spatial integrity of the site. It is considered that demolition is acceptable subject to the provision of suitable replacement buildings as proposed under the accompanying planning application (18/02719/FUL) which will enhance and preserve the character of the conservation area.

On balance, the loss of traditional buildings required to facilitate these changes will be outweighed by the overall improvement to the urban structure and opportunity that the development provides to reinstate the architectural set-piece of the main hospital building. The proposed demolitions are appropriate and acceptable.

### **b) Equalities and human rights**

The demolition of the existing building will not have an adverse impact on equalities or human rights.

## **c) Public comments**

### *Material comments*

- Demolition of buildings within a conservation area is contrary to policy ENV 5 - addressed in Section 3.3 (a).
- No demolition until replacement plans have been approved - addressed in section 3.3 (a).
- There are too many gap sites already - addressed in Section 3.3 (a).
- The development does not preserve the character and appearance of the conservation area - addressed in Section 3.3 (a).
- Design of the proposed building - addressed in Section 3.3 (a).
- The roofline of the proposed building is out of scale with existing buildings - addressed in section 3.3(a).
- Demolition of 1 Rillbank Crescent is inconsistent with conservation of the essential character of the Marchmont, Meadows and Bruntsfield Conservation Area - addressed in Section 3.3 (a).
- Demolition of 1 Rillbank Crescent is inconsistent with the Council's Sustainable Development Strategy - a Sustainability Assessment has been completed as part of application 18/02719/FUL.
- The removal of 1 Rillbank Crescent will have a negative impact on the landscape of the Meadows - addressed in Section 3.3 (a).
- Demolition is unnecessary and the existing building should be incorporated into the development scheme - addressed in Section 3.3 (a).
- The proposed building does not enhance or preserve the setting of the Conservation Area - addressed in Section 3.3 (a).
- The proposal to demolish an historic wall to the west of the main hospital building does not acknowledge its B-listed status - addressed in Section 3.3 (a).
- Lack of provision of condition/ structural reports for 1 Rillbank Crescent and the former Outpatient's buildings to inform proposal for demolition of these buildings - addressed in section 3.3 (a).

## **Conclusion**

The proposed demolition accords with the guidance set out within Historic Environment Scotland's document "Managing Change in the Historic Environment" and non-statutory guidance. The loss of these buildings is necessary for the related redevelopment proposals that will enhance this part of the conservation area. The associated benefits from the redevelopment of the site outweigh any townscape or heritage loss. There are no material considerations that outweigh this conclusion.

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

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. The applicant shall secure the implementation of a programme of historic building recording, analysis, reporting and publication, interpretation, and conservation in accordance with a written scheme of investigation. This work shall be conducted in association with the implementation of this consent with the final report being submitted to the Council, as planning authority, within 6 months of the completion of demolition works hereby approved.
2. The care and protection of the murals in the RHSC Mortuary Chapel Building, before, during and after building works shall be carried out in accordance with the supplementary addendum report "RHSC Mortuary Chapel (Edin) - Phoebe Traquair Murals" dated 27 July 2018.

#### **Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to safeguard the character of the statutorily listed building.

#### **Informatives**

It should be noted that:

1. No demolition shall start until the applicant has confirmed in writing the start date for the new development by the submission of a Notice of Initiation.

### **Financial impact**

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#### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

### **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 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

### **Sustainability impact**

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#### **7.1 The sustainability impact has been assessed as follows:**

This application meets the sustainability requirements of the Edinburgh Design Guidance.

## **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**

Six letters of objection were received in relation to this application. An assessment of these representations can be found in the main report in the Assessment section.

### **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development  
Plan Provision**

Adopted Edinburgh Local Development Plan

**Date registered**

13 June 2018

**Drawing numbers/Scheme**

01, 02,

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Julie Ross, Planning Officer

E-mail: [julie.ross@edinburgh.gov.uk](mailto:julie.ross@edinburgh.gov.uk) Tel: 0131 529 4468

**Links - Policies**

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**Relevant Policies:**

**Relevant policies of the Local Development Plan.**

LDP Policy Env 2 (Listed Buildings - Demolition) identifies the circumstances in which the demolition of listed buildings will be permitted.

LDP Policy Env 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

**Relevant Non-Statutory Guidelines**

**Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS'** provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

**Other Relevant policy guidance**

# Appendix 1

## **Application for Conservation Area Consent 18/02720/CON At Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh Substantial demolition in a Conservation Area.**

### **Consultations**

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#### **Historic Environment Scotland**

##### *1 Rillbank Crescent*

*The terraced house at 1 Rillbank Crescent makes a positive contribution to the character of the conservation area and an effort should, in our view, be made to retain, adapt and reuse the building.*

*The development site is located in the eastern part of the Marchmont district of the Marchmont, Meadows and Bruntsfield Conservation Area. This part of the conservation area is characterised by Victorian tenemental perimeter blocks interspersed with occasional Georgian and Victorian terraces along the south side of the Meadows.*

*Historic Environment Scotland's Policy Statement (June 2016) notes that the demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a conservation area, or part of it. If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated. Built in the 1860s, Rillbank Crescent, along with Millerfield Place and Rillbank Terrace are early examples of planned terraces with full height canted bay windows. 1 Rillbank Crescent, which is paired with the adjacent villa, has retained Italian Renaissance architectural detailing such as the bracketed cills, round-arched doorway and prominent cornicing. It forms part of a good group of terraced villas with an open aspect onto the meadows and makes a strong, positive contribution to the character of the conservation area. In our view, this end terrace building should be retained, creatively adapted and incorporated into the new development. The proposed demolition of this building should be resisted.*

## *Out-patients building, Sylvan Place*

*The decorative ashlar facades on the Sylvan Place elevation of the 1903 two-storey outpatients building is an example of quality masonry work and again make a positive contribution to the conservation area. They are also the work of George Washington Browne, the architect of the main hospital building, but in blonde sandstone. We would ask that consideration be given to incorporating the stone façade within the new development, perhaps as a base to new housing. (there would be scope to open up the ground floor). This would tie the new building more successfully into the overall site and conservation area.*

*Another option would be for careful down-taking and creative reuse (within the development) of the pair of well detailed, first floor dentilled, segmental pediments supported by attached columns, and the reuse of the remainder of the high-quality ashlar stonework.*

*We would recommend either of these options are investigated.*

*Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.*

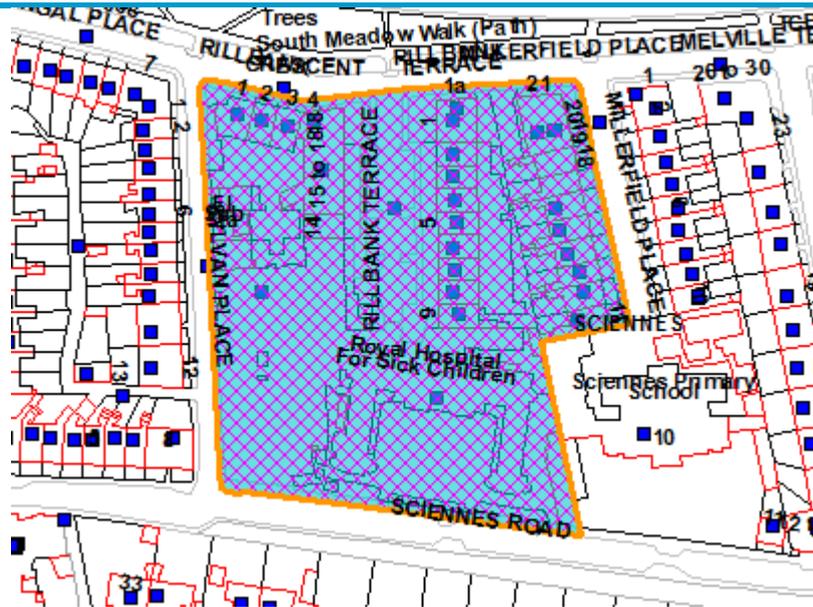
### *Further Information*

*This response applies to the application currently proposed. An amended scheme may require another consultation with us. Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at [www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/](http://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/).*

*Technical advice is available through our Technical Conservation website at [www.engineshed.org](http://www.engineshed.org).*

*As this application involves the demolition of an unlisted building in a conservation area, if consent is granted there is a separate requirement through section 7 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 (as amended) to allow us the opportunity to carry out recording of the building. To avoid any unnecessary delay in the case of consent being granted, applicants are strongly encouraged to complete and return the Consent Application Referral Form found at [www.historicenvironment.scot/about-us/what-we-do/survey-and-recording/threatened-buildings-survey-programme](http://www.historicenvironment.scot/about-us/what-we-do/survey-and-recording/threatened-buildings-survey-programme).*

## Location Plan



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